



GRASSROOTS
REALTY GROUP

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210 Saddlebrook Way NE
Calgary, Alberta

MLS # A2319258



\$499,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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HUGE PRICE DROP FOR QUICK SALE Great investment opportunity in the highly sought-after community of Saddle Ridge! This 2-storey home offers excellent potential for investors or buyers looking for additional income. The main level features a functional layout with a bright living room, kitchen, and dining area, along with a convenient half bathroom. The upper level includes 3 good-sized bedrooms and a full bathroom, making it ideal for a family. The property also includes an illegal suite in the basement with a separate entrance and separate laundry, providing flexibility for extended family or rental income potential. Located close to schools, parks, shopping centers, and public transit, this property offers strong rental appeal in one of NE Calgary's most popular communities. A great opportunity for investors or first-time buyers looking for mortgage support in Saddle Ridge. Don't miss out!