



GRASSROOTS
REALTY GROUP

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202 Saddlemead Green NE
Calgary, Alberta

MLS # A2331555



\$482,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Discover this beautifully upgraded bi-level in sought-after Saddle Ridge – perfect for families or savvy investors! This well-maintained 2001 home offers 3 bedrooms and 2 full bathrooms with modern finishes throughout. The main floor features 2 generous bedrooms, a full bathroom, bright living spaces, and a functional kitchen—ideal for everyday living. Key Highlight: Illegal Basement Suite with sepetate private entrance. The lower level is set up as a self-contained 1-bedroom, 1-bath illegal suite with separate access. Perfect for generating immediate rental income or for extended family visits. Easy to maintain and already configured for privacy and convenience. Prime Location & Lifestyle: Just minutes from Saddletowne LRT, shopping, Genesis Centre, schools, and parks. Everything you need is right at your doorstep in this family-friendly NE community. Whether you're looking for a comfortable family home with mortgage-helper potential or a turnkey investment property, this is a fantastic opportunity. Don't miss out—book your showing today!