

# \$409,900 - 803, 70 Saddlestone Drive Ne, Calgary

MLS® #A2209990

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Step into this meticulously cared-for townhouse, built in 2020 by Genesis, and located in the heart of Saddleridge NE. spanning nearly 1,500 sq ft across three thoughtfully designed levels. This modern home comes with an oversized single attached garage for added convenience along with assigned additional parking space. The ground level welcomes you with a generous front foyer that provides direct access to the garage—perfect for ease of entry. Upstairs, you’ll find a bright and airy living space featuring soaring ceilings and large windows that allow natural light to pour in. The main floor includes a stylish open-concept living and dining area, a sleek kitchen with a central island, and a handy 2-piece powder room. The top floor offers two well-sized bedrooms, including a primary suite with a private ensuite. You’ll also find a second full bathroom and a laundry area conveniently located on this level. This home boasts an excellent layout with plenty of space and light throughout. It’s ideally situated just minutes from key amenities like the Saddletowne LRT station, Genesis Centre, shopping hubs, parks, schools, bus routes, and scenic ponds. A must-see property that perfectly blends comfort, location, and style!

Built in 2016

## Essential Information



MLS® #	A2209990
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	803, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0W4

### Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached, Stall
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Playground
-------------------	------------------------------

Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	38
Zoning	R-2M

### **Listing Details**

Listing Office	MaxValue Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.