

# \$585,000 - 103 Saddlemead Green Ne, Calgary

MLS® #A2231975

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.07 Acres

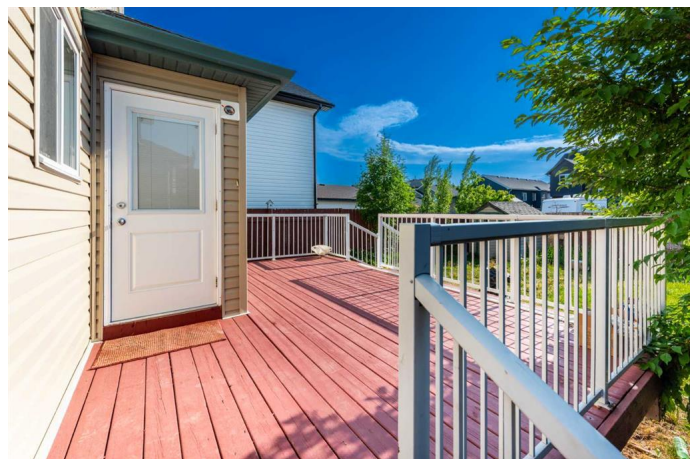
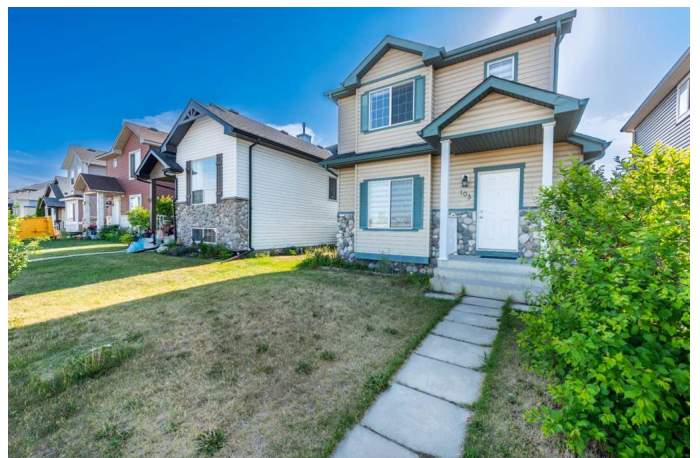
Saddle Ridge, Calgary, Alberta

**\*\*Open House on Sunday, July 6th , 2 pm to 4 pm\*\*** This thoughtfully cared-for residence offers an excellent opportunity for first-time buyers or investors seeking a functional and well-located property. The spacious living room boasts unobstructed views of an adjacent **ATHELETIC FIELD AND PARK**, providing a rare sense of openness and natural light. Enjoy the added benefit of **NO HOMES IN FRONT**, providing both peaceful views and plentiful street parking for guests.

The kitchen is appointed with classic oak cabinetry, a generous corner pantry, and direct access to a south-facing backyardâ€™ideal for enjoying sunshine throughout the day. A large 230 sq ft deck overlooks the fully fenced yard, offering both privacy and a safe play area for children.

The primary bedroom features an oversized walk-in closet, and the home includes upgrades such as **FRESH PAINT** throughout, **NEW FLOORING** on the main level, **NEW BLINDS** and **NEW MODERNIZED LIGHTING** throughout. Roughed-in central vacuum and garburator connections add future flexibility.

A separate **SIDE ENTRANCE** leads to an **ILLEGAL BASEMENT SUITE**, offering excellent potential for rental income or multi-generational living with **SEPARATE LAUNDRY**.



Located in a convenient area close to schools, shopping, public transit, and all essential amenities, this home combines comfort, potential, and location in one outstanding package. DON'T WAIT, BOOK YOUR SHOWING TODAY!!

Built in 2001

### **Essential Information**

MLS® #	A2231975
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	103 Saddlemead Green Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Range Hood,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	10
Zoning	R-G

## Listing Details

Listing Office	Creekside Realty
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