

# \$499,000 - 55 Saddlemead Green Ne, Calgary

MLS® #A2209291

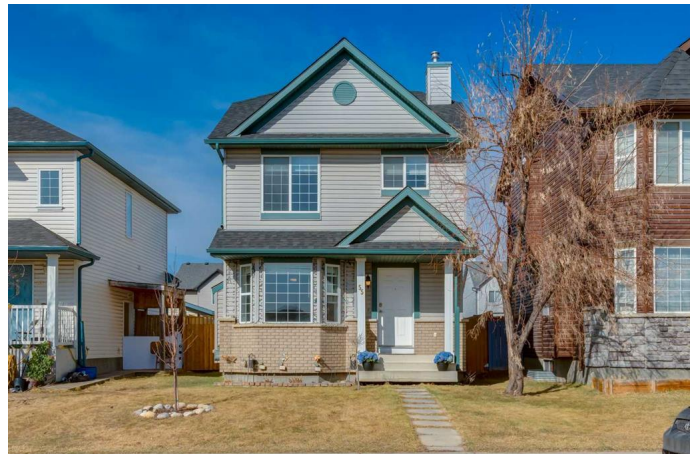
**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Open House 1-3PM, Saturday, April 12, 2025. Ideal for investors or first-time home buyers, this well-maintained home offers a functional layout and an excellent location. Situated within walking distance to the Blue Line C-Train station, grocery stores, medical offices, all major banks, and recreational facilities like the YMCA and Genesis Centre, convenience is at your doorstep. Families will appreciate the proximity to schools, with a K&#9 school directly across the street and a high school just a 15-minute walk away. The open green space and playground in front of the home provide a sense of privacy and spaciousness, along with ample street parking. Inside, the home features an open-concept living and kitchen area with large windows, a cozy fireplace, and direct access to a newly fenced backyard complete with a deck and storage shed. The kitchen is equipped with brand-new stainless steel appliances, a walk-in pantry with built-in shelving, updated lighting, and plenty of cabinetry. Upstairs, there are three bedrooms with large windows, including a primary bedroom with a walk-in closet and two additional rooms with built-in closets. The upper floor also includes a convenient laundry room with front-load washer and dryer. Recent updates include fresh paint on the main and upper floors, newly upgraded lights in the kitchen and bedrooms, and a new hot water tank (2020). New Asphalt shingles and 2 sides of new siding(2025). The large, open basement offers



plenty of potential for development, with a generous storage area and an extra room suitable for guests, a home office, or additional storage. The property also features built-in central vacuum and attractive landscaping, including a variety of flowers that bloom seasonally and a newly planted crab apple tree in the front yard. With an east-facing orientation that brings in plenty of natural light, a spacious backyard, and no homes directly in front, this home offers comfort, privacy, and accessibility in one of the city's most convenient locations. Click 3D features for more details!

Built in 2001

**Essential Information**

MLS® #	A2209291
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,257
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	55 Saddlemead Green Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M8

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Alley Access, Off Street

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Insert
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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