

# \$335,000 - 501 Saddlecrest Boulevard Ne, Calgary

MLS® #A2253070

## \$335,000

2 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Discover a beautiful and well-maintained townhome in the heart of Saddle Ridge, a sought-after community in Calgary's North East. This corner unit offers a spacious and functional floor plan that is perfect for comfortable family living. The main floor features a well-laid-out kitchen with a bright eating area, while the adjacent living room is an inviting space filled with natural light. Step out from the living room to a private rear patio—a perfect retreat for enjoying a morning coffee or tending to your favorite plants. Upstairs, you'll find two generous bedrooms, including a primary suite with convenient his and hers closets. The unfinished basement provides a large, open canvas for your creative ideas, ready to be transformed into the space you've always wanted. This home is situated in a fantastic location, offering easy access to schools, shopping, and an abundance of green spaces. Just steps away from bus transportation. With numerous parks and walking paths nearby, you're just steps away from morning runs and peaceful strolls with your pet. This is more than just a home; it's a chance to embrace a community-focused lifestyle.

Built in 2007

## Essential Information

MLS® # A2253070

Price \$335,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 952           |
| Acres          | 0.02          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 501 Saddlecrest Boulevard Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2J 0G2                      |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 65                  |
| Zoning         | M-1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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