

**22 SADDLEBROOK Point, Calgary T3J0G2**

MLS®#: **A2186821** Area: **Saddle Ridge** Listing Date: **01/12/25** List Price: **\$379,900**  
 Status: **Active** County: **Calgary** Change: **+\$64k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **974 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **867**  
 Low Sqft:  
 Ttl Sqft: **867**

DOM  
**20**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Private**  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	35`6" x 29`0"	Kitchen	Main	43`6" x 35`3"
Living Room	Main	43`6" x 42`11"	Pantry	Main	4`8" x 12`0"
4pc Bathroom	Second	20`3" x 26`3"	Bedroom	Second	31`5" x 39`1"
Bedroom - Primary	Second	43`9" x 36`11"	2pc Bathroom	Basement	17`3" x 17`3"
Bedroom	Basement	41`7" x 26`3"	Game Room	Basement	42`1" x 48`2"
Storage	Basement	10`8" x 13`1"	Furnace/Utility Room	Basement	21`1" x 20`9"

Legal/Tax/Financial

Condo Fee:  
**\$270**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0715244**

Remarks

Pub Rmks: **Discover this delightful townhouse in the vibrant Saddleridge community, offering low condo fees and exceptional value. Perfectly suited for first-time buyers or astute investors, this well-maintained home is bright and inviting, with natural light streaming through its many windows. The main floor welcomes you with a spacious foyer leading to a modern kitchen featuring stainless steel appliances, a handy pantry, and ample counter space. Relax and recharge in the cozy living room, ideal for unwinding after a busy day. Upstairs, you'll find two generously sized bedrooms, including a primary suite with his and her closets, and a stylish four-piece bathroom. The fully finished lower level expands your living options with a recreation room, an additional bedroom, and a convenient two-piece bathroom. A designated parking spot is just steps from the front door for added convenience. Recent updates include a new roof and siding (2021), and the basement boasts brand-new carpeting. Situated close to schools, transit, and all essential amenities, this charming home combines comfort, convenience, and affordability. Don't wait—Call Your favorite realtor to schedule your viewing today and make it yours!**

Inclusions:  
Property Listed By: **N/A**  
**Diamond Realty & Associates LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







