



THE
A-TEAM

**RE/MAX
FIRST**

43 SADDLEMEAD Green, Calgary T3J 4M8

MLS® #: **A2203581**

Area: **Saddle Ridge**

Listing Date: **03/18/25**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,033**
Low Sqft:
Ttl Sqft: **1,033**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane, City Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`8" x 9`8"
Bedroom - Primary	Main	13`1" x 11`5"
Dining Room	Main	8`8" x 8`2"
4pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Main	9`8" x 9`8"
Living Room	Main	13`8" x 11`5"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012136

Zoning:
R-G

Remarks

Pub Rmks: **This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. Information as to the property has been obtained through previous MLS listings and civic records. The listing agent has not been able to gain entry to the home and as a result no interior photos are available. The lower level is believed to be fully developed but this could not be confirmed at this time. The home is located in a popular residential community close to schools, shopping and public transportation.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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

