

# \$639,900 - 30 Saddlemead Way Ne, Calgary

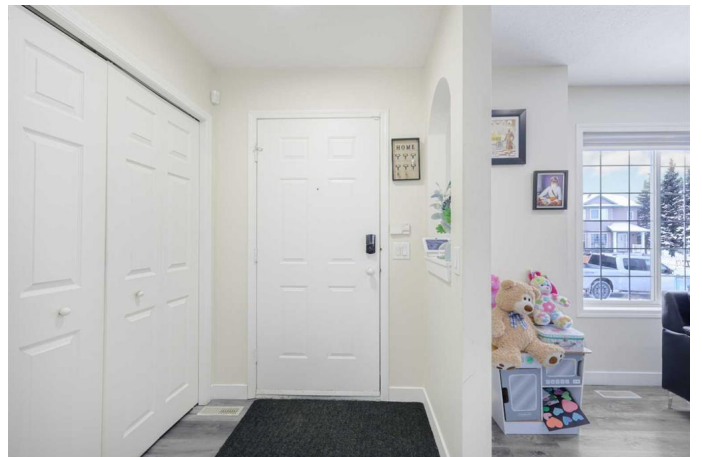
MLS® #A2201819

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,236 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This fully renovated home is perfect for those looking for a great investment opportunity or a comfortable space to settle into. With 4 spacious bedrooms, 3.5 modern bathrooms, and an illegal BASEMENT SUITE, this home offers both comfort and versatility. Located in a family-friendly neighbourhood, just steps away from a playground and within walking distance to a school, it's the ideal setting for growing families. The main floor welcomes you with a bright, open living area, a beautifully designed kitchen, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing ample space for everyone. The illegal basement suite adds great potential for additional rental income or extended family living. With recent upgrades and high-quality finishes throughout, this home combines modern amenities with a cozy, inviting atmosphere. Enjoy the outdoors with a fully fenced backyard, perfect for relaxation or hosting guests. Don't miss the chance to make this charming, move-in ready home yours!



Built in 2000

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2201819  |
| Price    | \$639,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,236       |
| Acres          | 0.07        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 30 Saddlemead Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4J5              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed   |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market        28

Zoning                 R-G

### **Listing Details**

Listing Office            URBAN-REALTY.ca

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