

\$515,000 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2260865

\$515,000

3 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and spacious 4-level split in the heart of Saddle Ridge. Located 3 min to grocery store, restaurant, parks, 5 min from Saddletown Station and 4 min from schools - its perfectly designed for convenience, comfort and family living. This move-in-ready home offers 1,424 sqft. of functional space, featuring soaring vaulted ceilings, oversized windows with coverings, and a thoughtful layout that blends style with practicality. The main floor showcases an inviting living room filled with natural light, a well-equipped kitchen with plenty of cabinetry, and a dining area ideal for everyday meals. Upstairs, discover two generous bedrooms, including a primary retreat with a 4-piece ensuite and relaxing jetted tub. On the lower level, enjoy a cozy family room anchored by a charming gas fireplace, an additional bedroom that works perfectly as a guest room, office, or teen space plus a walkout access to deck. The basement remains unfinished with a lot of storage space and also offering endless potential for a future development for additional bedroom, bathroom, rec room, or gym. Recent updates includes a brand-new roof, gutters/downspouts and siding repairs in 2025 - providing peace of mind for years ahead. Additional highlights include central A/C, a Single oversized detached garage, low-maintenance fenced yard, and a spacious deck for summer entertaining. This property is the perfect balance of location, lifestyle, and long-term potential. Don't miss your



chance to call this beautiful home yours.

Built in 2003

Essential Information

MLS® #	A2260865
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,425
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	39 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4Z5

Amenities

Parking Spaces	1
Parking	Garage Door Opener, Off Street, Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Decorative, Family Room, Gas, Insert, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	24
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.