

# \$574,900 - 103 Saddlemead Green Ne, Calgary

MLS® #A2231975

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

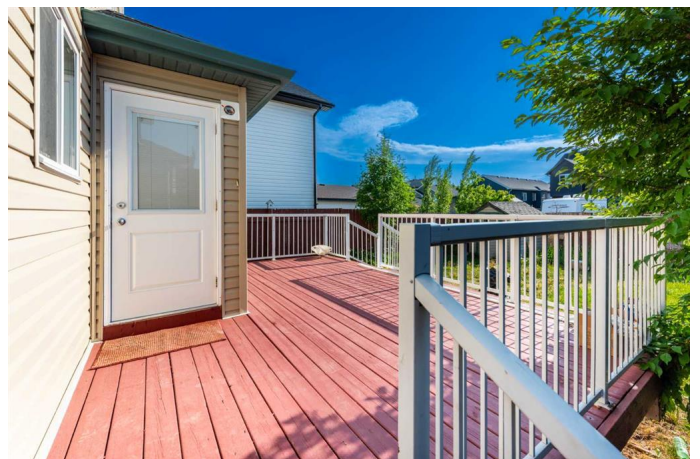
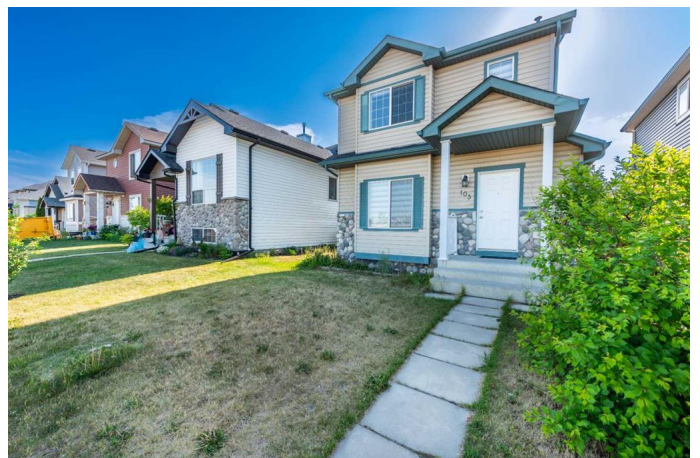
This thoughtfully cared-for residence offers an excellent opportunity for first-time buyers or investors seeking a functional and well-located property. The spacious living room boasts unobstructed views of an adjacent ATHELETIC FIELD AND PARK, providing a rare sense of openness and natural light. Enjoy the added benefit of NO HOMES IN FRONT, providing both peaceful views and plentiful street parking for guests.

The kitchen is appointed with classic oak cabinetry, a generous corner pantry, and direct access to a south-facing backyard—ideal for enjoying sunshine throughout the day. A large 230 sq ft deck overlooks the fully fenced yard, offering both privacy and a safe play area for children.

The primary bedroom features an oversized walk-in closet, and the home includes upgrades such as FRESH PAINT throughout, NEW FLOORING on the main level, NEW BLINDS and NEW MODERNIZED LIGHTING throughout. Roughed-in central vacuum and garburator connections add future flexibility.

A separate SIDE ENTRANCE leads to an ILLEGAL BASEMENT SUITE, offering excellent potential for rental income or multi-generational living with SEPARATE LAUNDRY.

Located in a convenient area close to schools,



shopping, public transit, and all essential amenities, this home combines comfort, potential, and location in one outstanding package. DON'T WAIT, BOOK YOUR SHOWING TODAY!!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231975    |
| Price          | \$574,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,239       |
| Acres          | 0.07        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 103 Saddlemead Green Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4M9                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                              |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Range Hood, Washer/Dryer |

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Forced Air, Natural Gas               |
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other, Playground, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot    |
| Roof              | Asphalt Shingle                                   |
| Construction      | Mixed, Vinyl Siding                               |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 55              |
| Zoning         | R-G             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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