

# \$625,000 - 9234 Saddlebrook Drive Ne, Calgary

MLS® #A2237811

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Investment Alert. House is currently on rent upstairs 2000+60% utilities and basement 1000+40% utilities. Beautiful two-story detached home in the desirable Saddlebrook area of Saddleridge. The main floor features separate living and family rooms, a lovely kitchen with granite countertops, pantry, and an island, along with a dining area. It has LVP flooring on the main floor and bathrooms, brand-new roof and siding. The basement includes a legal suite with a separate entrance, separate laundry, a good-sized bedroom, a cozy den, a kitchen, and a full bath. The upper floor offers three spacious bedrooms, with the master bedroom boasting a 4-piece ensuite. There's also a laundry room on the upper floor. Perfect for living upstairs and renting the basement or as a great rental income property. Conveniently located close to schools, shopping, LRT, transit, playgrounds, and more.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237811  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,553     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 9234 Saddlebrook Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0J9                   |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings   |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Suite                                                    |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 49             |
| 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.