

# \$549,000 - 104 Saddlemead Road Ne, Calgary

MLS® #A2239540

**\$549,000**

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.07 Acres

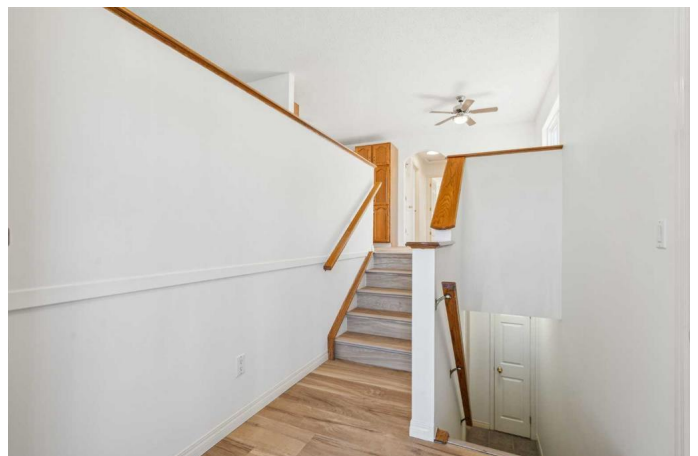
Saddle Ridge, Calgary, Alberta

Immaculate raised bungalow in a well-established area of Saddleridge, boasting a prime location walking distance from the C-train, a shopping center, banks, schools, library, Genesis Centre, and medical facilities â€” and more. This residence features three bedrooms, two baths, a generous living area, and a spacious recreational room on the lower level. The backyard deck offers serene views of the adjacent park and paved lane. Recent upgrades encompass a new roof, siding, eavestroughs, screens, vinyl plank flooring, fresh paint, a hot water tank, and modern light fixtures. This meticulously maintained property is perfectly suited for families and discerning investors seeking a turnkey home. Embrace the tranquil ambiance of the park without any rear neighbors. Conveniently situated near Stoney Trail and the Airport. Don't hesitate â€” schedule your exclusive viewing appointment today!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239540  |
| Price          | \$549,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 924       |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 104 Saddlemead Road Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4J3                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 1                                     |
| Parking        | Off Street, Parking Pad, Alley Access |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | Central Air                                                                  |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Awning(s)                                                                            |
| Lot Description   | Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 43              |
| Zoning         | R-G             |

**Listing Details**

Listing Office                      Optimum Realty Group

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