

# \$539,999 - 7 Saddlemont Close Ne, Calgary

MLS® #A2233400

**\$539,999**

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

\*\*\*\*\*UNBEATABLE VALUE â€“ LOWEST  
PRICED DETACHED HOME IN THE AREA!

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DETACHED | 4 BED | 2.5 BATH | PARK  
FACING | DOUBLE DETACHED GARAGE |  
NEW ROOF & SIDING

Why settle for a townhouse or duplex when  
you can own this \*\*fully developed  
DETACHED home at an INCREDIBLE PRICE  
POINT\*\*? Welcome to this beautiful  
PARK-FACING property in the heart of  
Saddleridge â€“ a perfect opportunity for  
first-time buyers and investors alike!

Highlights Youâ€™ll Love: Fully DETACHED  
home â€“ no shared walls! 4 bedrooms, 2.5  
bathrooms including a fully finished basement,  
Brand NEW roof & siding (2025) â€“ worry-free  
living, Double detached garage with back-alley  
access, NO homes in front â€“ enjoy park  
views & extra street parking, Landscaped &  
fully fenced backyard â€“ great for kids, pets &  
summer BBQs, Potential for a secondary suite  
with easy side entrance setup (subject to city  
approval)

Prime Location: Steps to C-Train, Genesis  
Centre, major shopping (Chalo Freshco,  
Shoppers), schools (Taradale Elementary, Ted  
Harrison, Nelson Mandela High) & walkable  
access to 80th Ave amenities.

This home offers the rare combination of



LOCATION, SPACE, and VALUE â€“ perfect for families looking to upgrade from a condo or townhouse without breaking the bank.

What are you waiting for? â€“ book your private tour today!

\*\*\*\*DETACHED HOMES AT THIS PRICE  
DONâ€™T COME OFTEN\*\*\*\*

Built in 2002

### Essential Information

MLS® #	A2233400
Price	\$539,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,178
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Saddlemont Close Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Closet Organizers, Laminated
	Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Ref
	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	9
Zoning	R-G

**Listing Details**

Listing Office	Real Broker
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