

# \$449,900 - 56 Saddletree Court Ne, Calgary

MLS® #A2206794

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this well-kept ready to move in townhouse with 3 bed, 2.5 bath and a WALKOUT BASEMENT. New QUARTZ COUNTERTOPS, FRESHLY PAINTED with lots of upgrades, front attached garage. Close to the train station, YMCA, playgrounds, Schools, Grocery stores etc. Book your showing today!!

Built in 2006

### Essential Information

MLS® #	A2206794
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	56 Saddletree Court Ne
Subdivision	Saddle Ridge
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T3J 5L1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Quartz Counters, Separate Entrance, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	M-1

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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