

# \$649,000 - 13 Saddlemont Grove Ne, Calgary

MLS® #A2191757

**\$649,000**

6 Bedroom, 3.00 Bathroom, 1,184 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

**STUNNING BI-LEVEL HOME WITH  
VAULTED CEILINGS, 6 BEDROOMS &  
RENTAL POTENTIAL**

Welcome to this beautifully designed bi-level home, featuring vaulted ceilings, 6 bedrooms, and 2.5 bathrooms, including an illegal basement suite—an incredible opportunity for first-time homebuyers or investors seeking rental income.

Prime Location Across from a Park ?? “  
Enjoy scenic views and ample street parking, ensuring convenience for residents and guests alike.

**Main Floor Highlights:**

Step into a spacious and inviting living room, perfect for entertaining. The bright and airy dining area offers seamless backyard access through a convenient side door. The U-shaped kitchen, complete with a window, provides both functionality and natural light. The primary bedroom boasts a private 2-piece ensuite, while two generously sized secondary bedrooms share a well-appointed full bathroom.

**Fully Finished Basement (Illegal Suite)**

The renovated basement offers a modern kitchen, an open-concept living and dining area, and three well-sized bedrooms, along with a full bathroom. Currently rented until the end of February, this setup presents an



excellent "live-up, rent-down" investment opportunity.

Nearby Amenities:

Schools | Shopping Centers | Banks | Medical Clinics  
Walking Trails | Public Transit | Parks | YMCA & Genesis Centre

Recent Upgrades:

Renovated Kitchen & Bathroom  
Hot Water Tank (4 Years Old)  
Roof (5 Years Old)

This exceptional property offers the perfect blend of comfort, convenience, and investment potential. Donâ€™t miss out on this fantastic opportunityâ€”schedule a viewing today!

Built in 2003

Essential Information

MLS® #	A2191757
Price	\$649,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	13 Saddlemont Grove Ne
Subdivision	Saddle Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 4V1

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Other
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, Lighting, Playground, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 1st, 2025
Days on Market	97
Zoning	R-1N

### Listing Details

Listing Office	CIR Realty
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