

# \$624,950 - 52 Saddleback Way Ne, Calgary

MLS® #A2203617

## \$624,950

3 Bedroom, 3.00 Bathroom, 1,152 sqft  
Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

This fully developed 2-story home with a 2-car front-attached garage in the desirable Saddle Ridge Community features brand-new flooring, paint, and appliances. The main floor includes a convenient half bathroom, a spacious living room with a cozy corner gas fireplace, a well-equipped kitchen, and a dining area. A patio door leads out to the covered deck, perfect for outdoor living.

Upstairs, youâ€™ll find 3 bedrooms and a full bathroom, with a cheater door providing access from the master bedroom. The fully finished basement offers additional living space, complete with a full kitchen, living room, a 3-piece bathroom, and a laundry. This home is ideally located near all amenities, including the Saddle Town C-Train station, the Lowest price in the area, don't miss this one.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203617  |
| Price          | \$624,950 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,152     |
| Acres          | 0.04      |



|            |             |
|------------|-------------|
| Year Built | 2000        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 52 Saddleback Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4K4              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Front Drive |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                               |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                             |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Back Lane, Level         |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame               |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

Days on Market      49  
Zoning                R-G

**Listing Details**

Listing Office        Grand Realty

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