

# \$416,000 - 201, 70 Saddlestone Drive Ne, Calgary

MLS® #A2218121

**\$416,000**

2 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.00 Acres

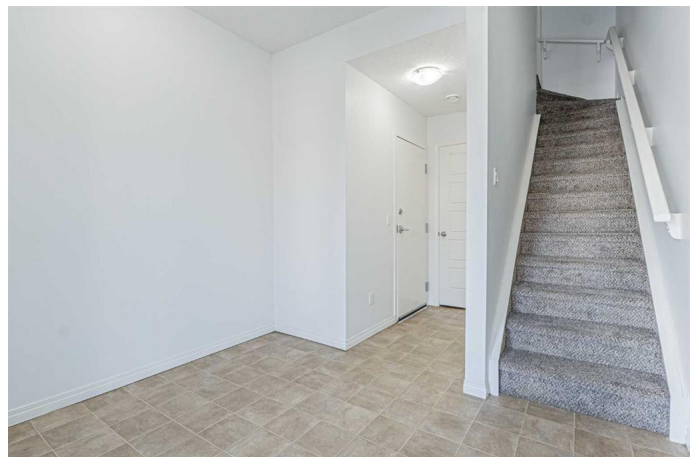
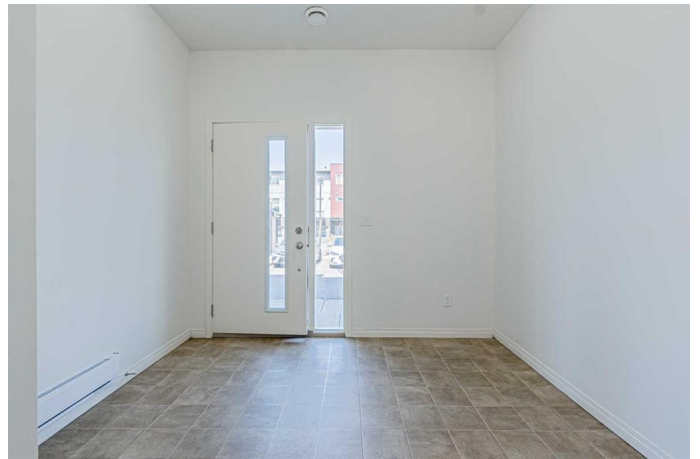
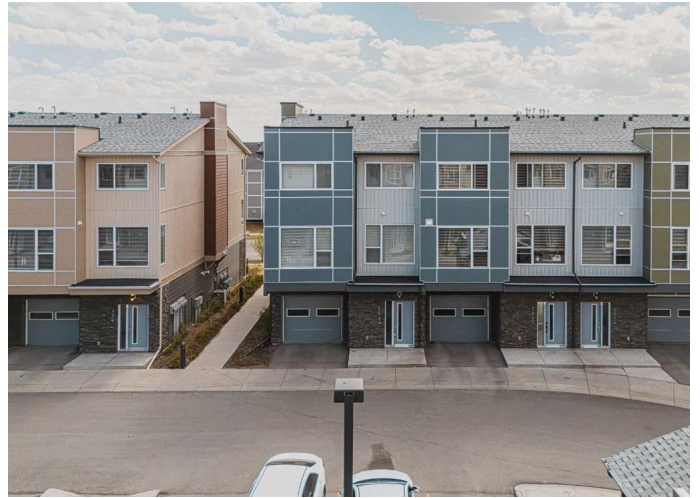
Saddle Ridge, Calgary, Alberta

Welcome to this immaculate end-unit townhouse in Saddle Ridge! Built in 2017, this stylish corner unit offers 2 spacious bedrooms, 2.5 modern bathrooms, a single-car garage, and an additional assigned parking spot. With a smart, open layout and high-end finishes throughout, this home is perfect for those seeking both comfort and convenience. Situated in a prime location, you're just steps away from the Saddle Ridge Plaza, a picturesque pond, and walking trails. Plus, enjoy easy access to schools, parks, and all essential amenities. Whether you're a first-time homebuyer or an investor, this upgraded townhouse is a must-see. Don't miss out—schedule your viewing today!

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218121      |
| Price          | \$416,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,503         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 201, 70 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J0W4                       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Other, Visitor Parking        |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached, Stall |
| # of Garages   | 1                             |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R-2M          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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