

# \$639,990 - 9219 Saddlebrook Drive Ne, Calgary

MLS® #A2228953

**\$639,990**

4 Bedroom, 4.00 Bathroom, 1,444 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this fully developed detached home with a legal basement suite, ideally located on Saddlebrook Drive in NE Calgary! Offering 1,443 sq. ft. above grade plus a 674 sq. ft. LEGAL basement suite, this property is perfect for families or savvy investors. House has New Roof, new Furnace and new Hot water Tank.

The main floor features a spacious living room, dining area, and kitchen with modern cabinetry, along with a convenient bonus serving station. A side window along the stairs brings in beautiful natural light. The upper level offers three generously sized bedrooms, including a large primary bedroom (13'5" x 12'9") with its own 4-piece ensuite. You'll also find an upstairs laundry room and a second full bathroom.

The basement is a self-contained legal suite with a separate side entrance—already rented with a tenant in place—offering immediate rental income. It includes a bedroom, full bath, living area, and kitchen.

The backyard is fully fenced with a deck and room for parking 2-3 vehicles via rear lane access. Bonus: the bus stop is right out front, and a school is just a short walk away. You're also minutes from the Saddletowne CTrain station, grocery stores, Savanna Bazaar, restaurants, and all amenities.



Whether you're looking to live upstairs and rent the basement or grow your investment portfolio, this property is clean, well-maintained, and ready to go. Don't miss out on this amazing opportunity! Book your private showing today!

Built in 2006

### Essential Information

MLS® #	A2228953
Price	\$639,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,444
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9219 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0B3

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Dry Bar, Laminate Counters, No Animal Home, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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