

# \$475,000 - 301, 70 Saddlestone Drive Ne, Calgary

MLS® #A2238011

## \$475,000

3 Bedroom, 3.00 Bathroom, 1,562 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautiful, turn-key home located in the highly sought-after community of Saddlestone in NE Calgary. Perfect for a starting family, this well-maintained property offers both comfort and convenience. Situated near essential amenities, playgrounds, and schools, it also provides quick access to Stoney Trail, making your daily commute smooth and stress-free. The home can be sold fully furnished with stylish and functional furniture, offering a true move-in-ready experience. With a negotiable price and the option to purchase it furnished, this home is a fantastic opportunity for first-time buyers or savvy investors looking for a hassle-free property. Donâ€™t miss your chance to own a home in one of Calgaryâ€™s most family-friendly communities.

Built in 2016

## Essential Information

MLS® #	A2238011
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.00
Year Built	2016



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	301, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0W4

### Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bidet, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 8th, 2025
Days on Market	5
Zoning	R-2M

**Listing Details**

Listing Office              First Place Realty

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