

# \$612,500 - 235 Saddlemead Road Ne, Calgary

MLS® #A2246860

**\$612,500**

4 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

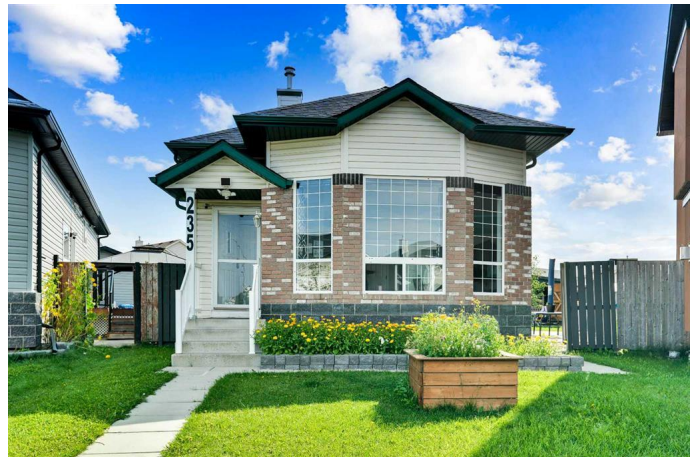
Massive Pie-Shaped Lot in Prime Saddleridge Location – Approx. 2,148 Sq.Ft. Living Space | 4 Bed | 2 Bath | Illegal Basement Suite | High Ceilings | Large Yard with Extra Parking & Storage Shed

This beautifully maintained home with 2148SQFT of living space sits on an impressive 6,350 sq. ft. pie-shaped lot – one of the largest in the neighbourhood. The unique lot shape offers exceptional yard space, extra parking options, and privacy. With the new zoning changes, there’s added potential for future possibilities (subject to City approval), making this property a rare find.

Located in a highly sought-after area, you’re just steps to schools, the Genesis Centre, parks, playgrounds, and within walking distance to the Saddleridge LRT station – convenience truly at your doorstep.

Inside, you’re greeted by a bright, spacious living room with soaring ceilings. The kitchen features a skylight, abundant cabinetry, and a brand-new stove, alongside a generous dining area. The main level features three spacious bedrooms and a full bathroom with laundry facilities.

The illegal basement suite offers a large living room, one bedroom, an office, and its own separate laundry – perfect for extended family or guests.



The massive backyard includes a storage shed, parking pad, and plenty of open space for your ideas. This is a rare opportunity to own a home with space, location, and future potential all in one.

Built in 2000

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246860      |
| Price          | \$612,500     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,124         |
| Acres          | 0.15          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 235 Saddlemead Road Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4J4                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |

|              |                                       |
|--------------|---------------------------------------|
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden, Storage                      |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Other, Vinyl Siding        |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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