

# \$649,900 - 23 Saddlebrook Gardens Ne, Calgary

MLS® #A2250808

**\$649,900**

2 Bedroom, 4.00 Bathroom, 1,413 sqft  
Residential on 0.09 Acres

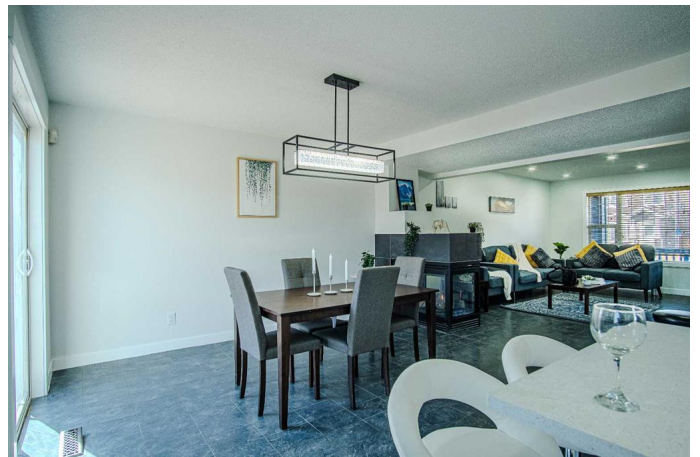
Saddle Ridge, Calgary, Alberta

**\*\*OPEN HOUSE \*\*** Aug 23, 12-3pm, Aug 24, 12-4PM This beautifully upgraded 5-bedroom, 3.5-bath home is nestled in the well-established, family-friendly community of Saddle ridge NE. Featuring a fully renovated interior, this move-in-ready property offers exceptional value with modern finishes and thoughtful upgrades throughout. Step inside to find: vinyl flooring, new paint, new carpet, Upgraded doors, new light fixtures, and switches for a sleek, contemporary look New stainless steel appliances enhancing a stylish, modern kitchen on main floor The bright, open-concept main floor boasts a spacious living room with a gas fireplace, a dedicated dining area, and a chef's kitchen with quartz counter tops, centre island, corner pantry, and ample cabinetry. A discreet 2-piece powder room and access to a massive backyard deck make this level perfect for family living and entertaining.

Enjoy outdoor living with a stone fire pit area on huge deck, garden space, and a large concrete pad for parking, also paved back lane.

Upstairs, the home offers three generous bedrooms, including a primary retreat with walk-in closet and private en-suite, plus an additional full bath and convenient upper-level laundry.

The newly completed legal basement suite is a



standout featureâ€”complete with 2 bedrooms, full kitchen, private laundry, and separate entranceâ€”ideal as a mortgage helper or private guest space. Additional highlights include fresh paint, central vacuum, professional cleaning, and charming curb appeal with a concrete walkway, manicured garden, and inviting front porch. Perfectly located within walking distance to schools, parks, shopping, transit, and all amenities, this home is a rare find in a desirable neighbourhood.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250808    |
| Price          | \$649,900   |
| Bedrooms       | 2           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,413       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 23 Saddlebrook Gardens Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 5M7                   |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | On Street, Parking Pad |
|---------|------------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Private Entrance         |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Zoning      | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exa Realty |
|----------------|------------|

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