

# \$639,900 - 30 Saddlemead Way Ne, Calgary

MLS® #A2201819

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,236 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This fully renovated home is perfect for those looking for a great investment opportunity or a comfortable space to settle into. With 4 spacious bedrooms, 3.5 modern bathrooms, and an illegal BASEMENT SUITE, this home offers both comfort and versatility. Located in a family-friendly neighbourhood, just steps away from a playground and within walking distance to a school, it's the ideal setting for growing families. The main floor welcomes you with a bright, open living area, a beautifully designed kitchen, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing ample space for everyone. The illegal basement suite adds great potential for additional rental income or extended family living. With recent upgrades and high-quality finishes throughout, this home combines modern amenities with a cozy, inviting atmosphere. Enjoy the outdoors with a fully fenced backyard, perfect for relaxation or hosting guests. Don't miss the chance to make this charming, move-in ready home yours!

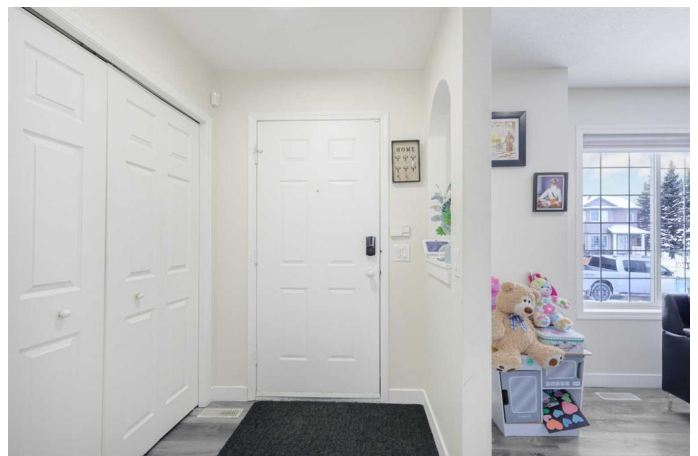
Built in 2000

## Essential Information

MLS® # A2201819

Price \$639,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,236       |
| Acres          | 0.07        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 30 Saddlemead Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4J5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                       |
| Heating           | Central                                                                                                |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Mixed                                                                 |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 13th, 2025  
Days on Market        50  
Zoning                      R-G

**Listing Details**

Listing Office            URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.