

# \$399,900 - 73 Saddletree Court Ne, Calgary

MLS® #A2215607

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Welcome home to 73 Saddletree Court NE, where everyday life feels effortlessly connected, peaceful, and full of possibility. Tucked into a quiet, family-friendly condo complex just steps from parks, ponds, and playgrounds, this charming 3-bedroom townhome offers 1,380 square feet of bright, easy living—perfect for growing families, first-time buyers, or savvy investors. Step inside to a sun-filled main floor, where a spacious living room invites cozy evenings and a west-facing deck extends your living space into the open air—ideal for morning coffee or weekend barbecues under the sun. The open-concept dining area flows seamlessly into a thoughtfully designed kitchen featuring abundant counter space, a generous pantry, and room to create and gather with ease. Upstairs, three generously sized bedrooms offer comfort and privacy, including a serene primary suite complete with a private ensuite bathroom and spacious closets. An additional full bathroom serves the secondary bedrooms, while a convenient half bath on the main level ensures effortless hosting. The full, unfinished basement provides endless potential: home gym, media room, or extra living space—the choice is yours. An attached single garage offers everyday convenience, while the unbeatable location means you're just minutes to schools, the Saddletown LRT station, shopping essentials, and other amenities. Whether commuting downtown or spending weekends exploring nearby parks, youâ€™™ll



love the accessibility and lifestyle this community offers. Bright, spacious, and move-in ready—73 Saddletree Court NE delivers incredible value and everyday comfort, waiting for your personal touch. Schedule your private showing today and imagine the possibilities!

Built in 2007

### Essential Information

MLS® #	A2215607
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	73 Saddletree Court Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5L1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, No Animal Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	80
Zoning	M-1

## Listing Details

Listing Office	Royal LePage Benchmark
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