

# \$530,000 - 6 Saddlemont Way Ne, Calgary

MLS® #A2222185

**\$530,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and open 3-bedroom, 1.5-bath home, perfect for first-time buyers or anyone looking for great value. The main floor offers a cozy living area with a corner gas fireplace, perfect for relaxing on cooler evenings. The kitchen is bright and functional, featuring a centre island with space for meal prep and casual dining. Upstairs, you'll find three comfortable bedrooms and a full bathroom, making it an ideal layout for small families. The home also includes a convenient half bath on the main level. Notable updates include a new hot water tank installed in 2024. The front bedroom window was replaced in 2025, and the main level window was updated in 2020, contributing to improved comfort and energy efficiency. The siding and roof were also replaced in 2025, offering peace of mind and added curb appeal.

Step outside and enjoy a very large deck, perfect for outdoor gatherings or simply soaking up the sun. The fully fenced and landscaped backyard offers a private and secure area for kids, pets, or gardening. Rear parking for two vehicles adds even more convenience. Located in a quiet neighbourhood with a school just steps away, this home is also close to a nearby train station, multiple grocery stores, and everyday amenities. This is truly a great place to call home. It shows well and is ready for you to move in!

Built in 2001



## Essential Information

MLS® #	A2222185
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6 Saddlemont Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V2

## Amenities

Parking	None
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## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	None
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	52
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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