

# \$549,900 - 106, 95 Saddlecrest Circle Ne, Calgary

MLS® #A2252179

**\$549,900**

5 Bedroom, 4.00 Bathroom, 1,679 sqft  
Residential on 0.03 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Unit 106 at Saddlecrest Living - a rare 5-bed, 4-full bath end unit in a brand-new 43-townhome community redefining modern suburban living in Calgary's Northeast. Thoughtfully planned across three levels with an attached garage, this home was designed for families who value both space and flexibility. A standout feature is the main-floor guest suite with full bath and private rear entry - perfectly suited for multigenerational living, aging parents, independent teens, or extended family, while also offering potential as a private retreat for guests or supplemental income. The open-concept main level is the heart of the home, where design and comfort meet. 9-foot ceilings create openness, complemented by triple-pane windows that maximize natural light and improve efficiency. Floor-to-ceiling cabinetry, premium quartz countertops, and sleek stainless steel appliances define the kitchen with a modern, high-end finish. The primary ensuite features a custom shower with built-in seat, while full-height tile finishes add sophistication to each bathroom. Warmth and comfort are layered through carpeted upper levels, balanced by the durability of luxury vinyl plank flooring on main living areas. Elevated finishes throughout set this residence apart from typical area builds, offering a refined yet welcoming atmosphere for family connection. Built with resilience and longevity in mind, the home is wrapped in stucco and Hardie siding engineered for Calgary's climate, offering enhanced hail protection and ensuring lasting



07.31.2025 - 106-95 SADDLECREST CIR NE  
MAIN 715.09 SQ.FT / 66.43 M2  
UPPER 777.38 SQ.FT / 72.25 M2  
LOWER 186.38 SQ.FT / 17.31 M2  
ADDITIONAL AREA 2971.10 SQ.FT / 276.0 M2  
RMS AREA 1679.22 SQ.FT / 156.68 M2  
TOTAL AREA 1976.33 SQ.FT / 186.28 M2



quality with low maintenance. Life at Saddlecrest Living means being part of a connected community: walk to schools, playgrounds, the Saddletowne LRT, shopping, clinics, and fitness centres, with effortless access to Stoney Trail, Calgary International Airport, Costco, CrossIron Mills, and New Horizon Mall. MOVE IN WITH EASE - Condo fees waived until year-end so you can settle into Saddlecrest Living without added costs. Whether this is your first home, the next step for your growing family, or a smart long-term investment, Unit 106 delivers space, versatility, and community in one of Calgary’s most dynamic corridors. Please note - all units in this 6-plex (MLS A2252744), including Unit 106, are available for purchase individually or as a full package.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252179      |
| Price          | \$549,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,679         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 106, 95 Saddlecrest Circle Ne |
| Subdivision | Saddle Ridge                  |
| City        | Calgary                       |
| County      | Calgary                       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3J0Z2  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, See Remarks                                   |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Basement          | None                                                                            |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Private Yard                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Stucco, Wood Frame          |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 50                |
| Zoning         | M-1               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.