

# \$469,900 - 301, 70 Saddlestone Drive Ne, Calgary

MLS® #A2238011

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,562 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautiful, turn-key home located in the highly sought-after community of Saddlestone in NE Calgary. Perfect for a starting family, this well-maintained property offers both comfort and convenience. Situated near essential amenities, playgrounds, and schools, it also provides quick access to Stoney Trail, making your daily commute smooth and stress-free. The home can be sold fully furnished with stylish and functional furniture, offering a true move-in-ready experience. With a negotiable price and the option to purchase it furnished, this home is a fantastic opportunity for first-time buyers or savvy investors looking for a hassle-free property. Donâ€™t miss your chance to own a home in one of Calgaryâ€™s most family-friendly communities.



Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238011  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,562     |
| Acres          | 0.00      |
| Year Built     | 2016      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 301, 70 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J0W4                       |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park, Parking, Visitor Parking |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Bidet                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Vinyl Siding                                                                                                       |
| Foundation        | Poured Concrete                                                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 28             |
| Zoning         | R-2M           |

**Listing Details**

Listing Office                      First Place Realty

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