

# \$689,000 - 39 Saddleridge Close Ne, Calgary

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MLS® #A2219036

**\$689,000**

4 Bedroom, 4.00 Bathroom, 1,735 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this exceptional two-storey home, ideally located in the heart of Saddleridge—one of Calgary's most desirable communities.

Saddleridge has become a hotspot for families, investors, and young buyers alike, thanks to its established schools, convenient access to public transit, and proximity to numerous amenities—all within walking distance.

Tucked away on a quiet street just steps from a park, this property offers a family-friendly setting and over 1735.27 square feet of beautifully developed living space, including four bedrooms and three spacious living areas.

The heart of the home is a timeless kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, a walk-in pantry, and an oversized island perfect for both cooking and entertaining. Adjacent to the kitchen, you'll find a formal dining area and a cozy living room with a gas fireplace, creating a warm and welcoming atmosphere.

The main floor also includes a convenient powder room and laundry area. Upstairs, the primary retreat boasts a four-piece ensuite and a walk-in closet, while two additional bedrooms, a four-piece bathroom, and a generous bonus room offer flexible living options for growing families.



The fully finished basement adds even more versatility with a large recreation room, an additional bedroom, and a three-piece bathroom—ideal for guests or multi-generational living.

Pride of ownership shines throughout this home, and the south-facing backyard with a large deck is perfect for summer evenings and entertaining.

With easy access to shopping, the C-Train, the YMCA, and Calgary International Airport, Saddle Ridge is a vibrant, connected community—the perfect place to call home.

Built in 2003

**Essential Information**

MLS® #	A2219036
Price	\$689,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,735
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	39 Saddle Ridge Close Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3Z 0A1

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features No Animal Home, See Remarks  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed May 11th, 2025  
Days on Market 57  
Zoning R-G

### **Listing Details**

Listing Office CIR Realty

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