

# \$445,000 - 604, 70 Saddlestone Drive Ne, Calgary

MLS® #A2220110

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,570 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

3 Bed | 2.5 Bath Townhouse Condo in Saddle Ridge

Welcome to this 3-bedroom, 2.5-bathroom townhouse condo nestled in the family-friendly community of Saddle Ridge! This is the perfect opportunity for first-time buyers, investors, or anyone looking to enjoy convenient urban living in a well-connected NE Calgary neighborhood.

Spacious open-concept main floor with a bright living room, dining area, and functional kitchen. Primary bedroom with ensuite and generous closet space. Two additional bedrooms ideal for a growing family, home office, or guests. 2.5 bathrooms for added comfort and convenience. Upper floor laundry, ample storage, and assigned parking. Low maintenance living in a well-managed complex. Tandem garage offers ample space for two vehicles or the potential for developing the back half for a home office, home based business or 4th bedroom.

High walk score â€“ steps from schools, playgrounds, parks, and shopping and quick access to public transit including the LRT station

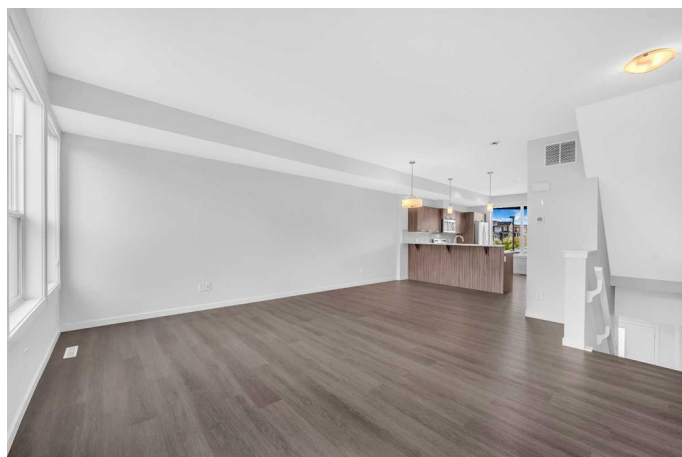
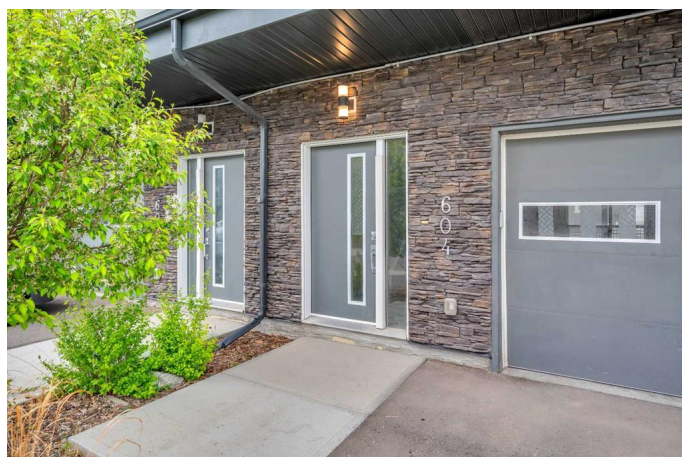
This home offers exceptional value in one of Calgaryâ€™s fastest-growing communities

Built in 2016

## Essential Information

MLS® #

A2220110



Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	604, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0W4

### Amenities

Amenities	Laundry
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Lighting
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 21st, 2025

Days on Market            45

Zoning                        R-2M

### **Listing Details**

Listing Office               RE/MAX Complete Realty

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