

# \$259,800 - 8429 Saddlebrook Drive Ne, Calgary

MLS® #A2212914

**\$259,800**

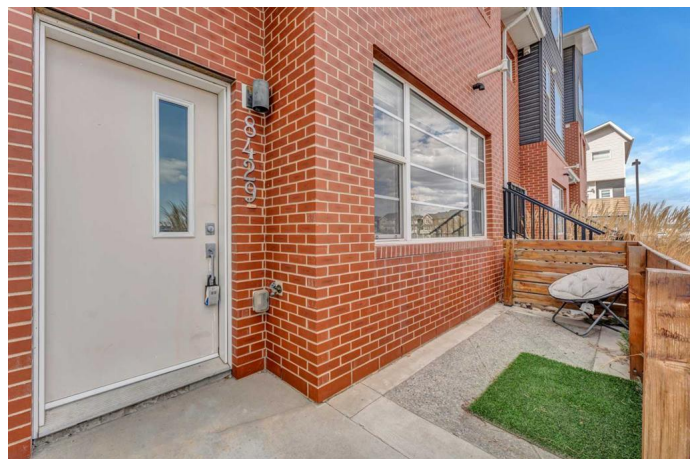
1 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 8429 Saddlebrook Drive!  
Currently one of the LARGEST available one bedroom townhomes on the market in the ENTIRE CITY! What an exceptional opportunity to own a smart, stylish townhome that proves you donâ€™t have to compromise comfort for convenience. Whether you're a first-time buyer, savvy investor, or someone ready to downsize with intention, this well-maintained one-bedroom, one-and-a-half-bathroom unit offers the perfect blend of simplicity and function, with just the right touches of elevated design. The bright, open-concept layout maximizes every square foot, creating a space that feels welcoming. Upstairs, the primary bedroom is complete with its own private ensuite and generous closet space, while the main level features a convenient powder room thatâ€™s perfect for guests. Sleek, low-maintenance finishes add style without the upkeep, and being just steps away from schools, parks, public transit, and every amenity you could need means your day-to-day life becomes that much easier. From morning coffee on your private patio to evening walks through this vibrant community, this townhome is the lifestyle upgrade you didnâ€™t know you were waiting for. This is more than a homeâ€”itâ€™s a foothold into one of Calgaryâ€™s most connected, fast-growing neighbourhoods. And itâ€™s ready for you now!

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212914      |
| Price          | \$259,800     |
| Bedrooms       | 1             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 891           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8429 Saddlebrook Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0B4                   |

## Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Stall, Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                      |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Lot Description   | Landscaped, Front Yard      |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Vinyl Siding, Wood Frame, Brick |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 109              |
| 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.