

# \$649,000 - 13 Saddlemont Grove Ne, Calgary

MLS® #A2191757

**\$649,000**

6 Bedroom, 3.00 Bathroom, 1,184 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

**STUNNING BI-LEVEL HOME WITH  
VAULTED CEILINGS, 6 BEDROOMS &  
RENTAL POTENTIAL**

Welcome to this beautifully designed bi-level home, featuring vaulted ceilings, 6 bedrooms, and 2.5 bathrooms, including an illegal basement suite—an incredible opportunity for first-time homebuyers or investors seeking rental income.

Prime Location Across from a Park ?? “  
Enjoy scenic views and ample street parking, ensuring convenience for residents and guests alike.

**Main Floor Highlights:**

Step into a spacious and inviting living room, perfect for entertaining. The bright and airy dining area offers seamless backyard access through a convenient side door. The U-shaped kitchen, complete with a window, provides both functionality and natural light. The primary bedroom boasts a private 2-piece ensuite, while two generously sized secondary bedrooms share a well-appointed full bathroom.

**Fully Finished Basement (Illegal Suite)**

The renovated basement offers a modern kitchen, an open-concept living and dining area, and three well-sized bedrooms, along with a full bathroom. Currently rented until the end of February, this setup presents an



excellent "live-up, rent-down" investment opportunity.

**Nearby Amenities:**

Schools | Shopping Centers | Banks |  
Medical Clinics  
Walking Trails | Public Transit | Parks |  
YMCA & Genesis Centre

**Recent Upgrades:**

Renovated Kitchen & Bathroom  
Hot Water Tank (4 Years Old)  
Roof (5 Years Old)

This exceptional property offers the perfect blend of comfort, convenience, and investment potential. Don't miss out on this fantastic opportunity—schedule a viewing today!

Built in 2003

**Essential Information**

MLS® #	A2191757
Price	\$649,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	13 Saddlemont Grove Ne
Subdivision	Saddle Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 4V1

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Other
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Lighting, Playground, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	62
Zoning	R-1N

### **Listing Details**

Listing Office	CIR Realty
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