

# \$709,000 - 35 Saddlehorn Crescent Ne, Calgary

MLS® #A2243647

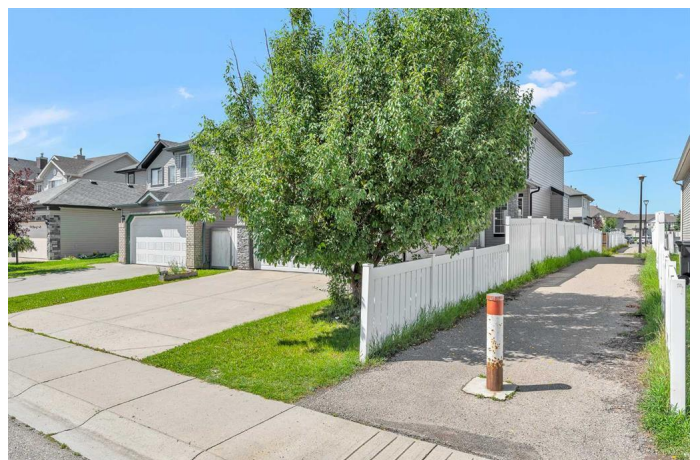
**\$709,000**

6 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.01 Acres

Saddle Ridge, Calgary, Alberta

All Welcome open house Saturday Aug 9 (1-3PM) One of the largest houses on the Crescent! Super convenient location! Legal basement suite with 2 bedrooms, separated entrance AND separated laundry! New roof and new Premium-colored Vinyl Siding 2021! New garage door 3 years ago, and a Side walk! Walking distance to everything: LRT, express bus and buses, schools, Genesis Sport Center, the huge Saddle town e Circle with Banks, Shopper Drug Mart, Chalo Fresh Grocery store (East Indian food), Medical clinic/pharmacies/Dentist, restaurants, and many different stores. Main floor: kitchen with large center island open to dinning, living, office/formal dining, and half-bath with laundry set. Tiles in kitchen and half-bath. Like-new high quality Costco laminate floor in living and office areas. Upstairs: Four bedroom (The huge 4th bedroom can be converted to pray room if preferred). Master bedroom has large en-suite and walk-in closet. En-suite has 2-person jet tub, double sink, and shower with glass door. Three more bedrooms, another full-bath, and large hallway finish this level. Excellent long-term tenants take care of the property like their own home. They pay \$1650 on a 3-year contract (Dues Jan. 2023). Tenants want to stay. Rent can be re-negotiated at the renewal. Basement: legal suite with separated laundry, separated side entrance, 2 bedrooms, full bath. Kitchen opens to living area. Great long-term



tenants want to stay. Legal suite with current rent of \$950 will help with mortgage qualification. Back yard: Deck with glass railing and roof, parking for RV trailer/ boat up to 21-23' in length. Bonuses: Fenced. Back lane (Extra parking, back yard access for vehicle/boat/RV). Side walk to large pond with walk way system, buses, and Peter Lougheed Jr. High School (All are within sight from the back yard).

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243647    |
| Price          | \$709,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,916       |
| Acres          | 0.01        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 35 Saddlehorn Crescent Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 4M1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full                          |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 31              |
| Zoning         | R-G             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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