



9219 Saddlebrook Drive Calgary Alberta

\$639,990

Welcome to this fully developed detached home with a legal basement suite, ideally located on Saddlebrook Drive in NE Calgary! Offering 1,443 sq. ft. above grade plus a 674 sq. ft. LEGAL basement suite, this property is perfect for families or savvy investors. The main floor features a spacious living room, dining area, and kitchen with modern cabinetry, along with a convenient bonus serving station. A side window along the stairs brings in beautiful natural light. The upper level offers three generously sized bedrooms, including a large primary bedroom (13'5" x 12'9") with its own 4-piece ensuite. You'll also find an upstairs laundry room and a second full bathroom. The basement is a self-contained legal suite with a separate side entrance—already rented with a tenant in place—offering immediate rental income. It includes a bedroom, full bath, living area, and kitchen. The backyard is fully fenced with a deck and room for parking 2-3 vehicles via rear lane access. Bonus: the bus stop is right out front, and a school is just a short walk away. You're also minutes from the Saddletowne CTrain station, grocery stores, Savanna Bazaar, restaurants, and all amenities. Whether you're looking to live upstairs and rent the basement or grow your investment portfolio, this property is clean, well-maintained, and ready to go. Don't miss out on this amazing opportunity! Book your private showing today! (id:6769)

4pc Bathroom 5.08 Ft x 10.08 Ft

Bedroom 12.25 Ft x 9.83 Ft

Furnace 6.17 Ft x 12.67 Ft

Kitchen 11.75 Ft x 9.75 Ft

Recreational, Games room 14.25 Ft x 12.25 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

Dining room 11.33 Ft x 10.25 Ft

Kitchen 7.83 Ft x 12.83 Ft

Living room 14.08 Ft x 12.58 Ft

Other 6.92 Ft x 13.17 Ft

4pc Bathroom 9.92 Ft x 5.00 Ft

4pc Bathroom 4.83 Ft x 8.83 Ft

Bedroom 10.00 Ft x 9.25 Ft

Bedroom 9.42 Ft x 9.92 Ft

Primary Bedroom 13.42 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca