

\$629,000 - 8454 Saddleridge Drive Ne, Calgary

MLS® #A2269267

\$629,000

4 Bedroom, 4.00 Bathroom, 1,788 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

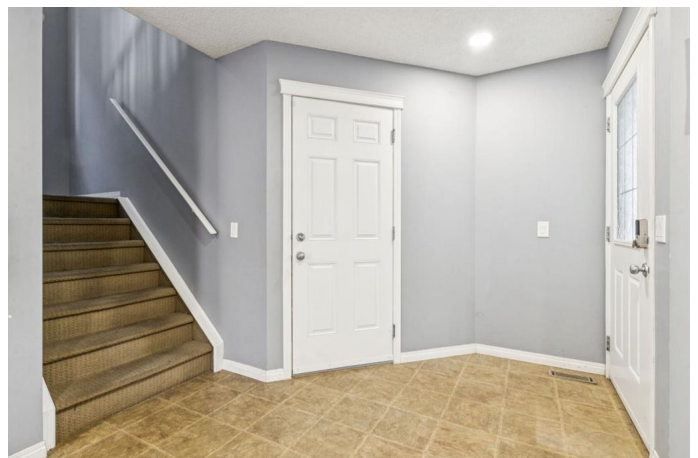
Welcome to this beautifully maintained East-facing home in the vibrant community of Saddleridge, perfectly positioned steps from Savana Bazaar, schools, parks, and transit. Designed with versatility in mind, this two-story residence offers exceptional comfort for a growing or multigenerational family and strong rental potential for investors.

The main level features two inviting living areas, ideal for both family gatherings and quiet evenings, along with a bright breakfast nook and a well-kept kitchen offering plenty of workspace. Upstairs, you'll find a spacious primary suite with a four-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and an impressively bright bonus room, perfect for an office or play space.

The basement includes a one-bedroom illegal suite with a separate side entrance, complete with its own kitchen, living room, bathroom, and laundry, an ideal setup for extended family or future rental income.

With separate laundry facilities, excellent privacy, and a thoughtfully designed layout, this property delivers flexibility and value in one of Calgary's most sought-after northeast communities. This is an excellent opportunity for a multi generational family, investment or a mortgage helper. Book your private showing today and discover the potential this home has to offer!

Built in 2005



Essential Information

MLS® #	A2269267
Price	\$629,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,788
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8454 Saddleridge Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes

Basement	Full
----------	------

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.