



\$ 385,000.00

## 91 SADDLEBROOK COMMON NE CALGARY

<https://paulbrinton.com>

This well maintained 5 Bedrooms with 3.5 Bath home is ready to move in. This large 1375 sq ft half duplex has 1375sq ft above grade along with a fully developed basement. The main level has a living room, good size eating area and large kitchen with excellent appliance package...

- 5 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1135907

**Type:** Semi Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-09 16:09:09

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 08/10/21

**Two Piece Bath:** 1

**Lot size:** 2842 sq ft

**Year built:** 2007

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 2

**Fireplace Features:** None

**Exterior Features:** Playground

**District:** CAL Zone NE

**Interior Features:** No Smoking Home

**Roof Type:** Asphalt Shingle

**Flooring:** Ceramic Tile, Tile

**Community Features:** Playground

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane, Backs on to Park/Green Space

**Heating Type:** Electric, Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Levels:** Two

**Laundry features:** Laundry Room

**Zoning:** R-2M



**Transaction Type:** For Sale

**Photo Count:** 30

**Unit Exposure:** NE

**Suite:** Suite - Illegal

**Frontage Metres:** 2.36M 7`9"

**Living Area SF:** 1374.60

**Structure Type:** Duplex

**Restrictions:** Restrictive Covenant-Building  
Design/Size

**List Price Square Foot:** \$ 280.08

**Rooms Above Grade:** 7

**Construction Materials:** Concrete,Shingle  
Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Range  
Hood,Refrigerator,Washer/Dryer

**Subdivision Name:** Saddle Ridge

**Lot Size Acres:** 0.07

