

# \$589,000 - 40 Saddlefield Road Ne, Calgary

MLS® #A2262322

**\$589,000**

5 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.07 Acres

Taradale, Calgary, Alberta

Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental.

The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level.

The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE.

Out back, enjoy the convenience of a double detached garage and a paved back lane.

This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways.

Built in 2004

## Essential Information



MLS® #	A2262322
Price	\$589,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Saddlefield Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4Z8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	DreamHouse Realty Ltd.
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