# \$635,000 - 9019 52 Street Ne, Calgary

MLS® #A2186706

## \$635,000

4 Bedroom, 4.00 Bathroom, 1,429 sqft Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

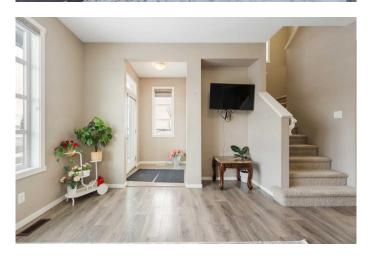
Welcome to this remarkable corner-lot duplex in the highly sought-after community of Savanna in Calgary. Perfectly located near the Gurudwara, Punjab Centre, Savanna Registry, and a variety of amenities, this home offers an exceptional living experience combined with fantastic investment potential. Boasting a total of 4 bedrooms and 3.5 bathrooms, this meticulously designed property is perfect for families or investors seeking both functionality and style. The upper level features three spacious bedrooms and two bathrooms, while the fully developed basement illegal suite comes with a separate entrance, a private bedroom, bathroom, and its own laundry facilitiesâ€"ideal for rental income or accommodating extended family.

Sitting on a generous 4,133.34 sq. ft. lot, the property offers additional outdoor space, including a beautifully designed deck that's perfect for relaxing or entertaining, as well as a double-car detached garage for added convenience. Modern features such as a humidifier, water softener, and water filtration system add to the comfort and functionality of this well-maintained home. The upper level is vacant and ready for immediate occupancy, while the basement is currently rented, ensuring a steady source of income for potential buyers.

Located in a vibrant, family-friendly neighborhood with easy access to transit,







schools, parks, and shopping, this property combines location, lifestyle, and practicality. Whether you're a growing family or an investor looking for a turnkey opportunity, this stunning duplex in Savanna offers it all. Don't miss the chance to own this exceptional propertyâ€"schedule your private showing today!

#### Built in 2017

### **Essential Information**

MLS® # A2186706 Price \$635,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,429 Acres 0.09 Year Built 2017

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 9019 52 Street Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J0V5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear

# of Garages 2

# Interior

Interior Features Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 10th, 2025

Days on Market 83

Zoning R-2M

# **Listing Details**

Listing Office eXp Realty

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