

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

MLS® #A2186706

**\$635,000**

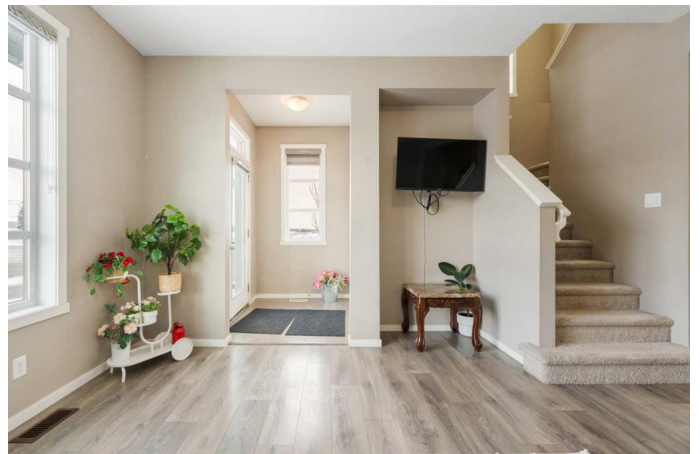
4 Bedroom, 4.00 Bathroom, 1,429 sqft  
Residential on 0.09 Acres

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 facilities—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 property—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	88
Zoning	R-2M

## Listing Details

Listing Office	eXp Realty
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