

237 Saddlepeace Crescent NE  
Calgary, Alberta

MLS # A2232645

\$455,000

|           |                                                |        |                  |
|-----------|------------------------------------------------|--------|------------------|
| Division: | Saddle Ridge                                   |        |                  |
| Type:     | Residential/Four Plex                          |        |                  |
| Style:    | 2 Storey                                       |        |                  |
| Size:     | 1,712 sq.ft.                                   | Age:   | 2023 (2 yrs old) |
| Beds:     | 4                                              | Baths: | 3 full / 1 half  |
| Garage:   | Off Street, Single Garage Attached             |        |                  |
| Lot Size: | 0.00 Acre                                      |        |                  |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Lawn, Level |        |                  |

|             |                                                                                                                                                      |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                                              | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                      | Condo Fee: | \$ 388 |
| Basement:   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                                                                           | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                      | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                                                                                                                      | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | BASEMENT : BAR FRIDGE, 2 BURNER HOT PLATE , WASHER/DRYER (STACKED)                                                                                   |            |        |

Welcome to 237 Saddlepeace Crescent - This spacious 2 story townhouse has 1711 RMS square feet , with 3 bedrooms, Laundry and 2.5 baths on the upper floor. Main floor comes with a designer kitchen, quartz counter tops & stainless steel high end appliances, big covered deck with gas bbq line, Large living room with large windows and a half bath. Coming down to the illegal suite with separate entrance it has a large living area with a kitchenette , full bath & laundry . This unit even has an oversized single garage . Fully upgraded house with high ceilings , LED lights, vinyl flooring & tile . In the new community of Saddlepeace with walking distance of the new Gobind Sarvar private school and Gurdwara . Currently rented to great tenants up and down . Can assume tenants and sign new leases or you can move in and we can provide the home vacant and clean to the new owners ! CITY TAX ASSESSMENT IS \$501,500