

1-833-477-6687 aloha@grassrootsrealty.ca

## 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