



GRASSROOTS
REALTY GROUP

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

**235 Saddlepeace Crescent NE
Calgary, Alberta**

MLS # A2232747



\$475,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
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 235 Saddlepeace Crescent - This spacious 2 story townhouse has 1512.53 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 \$517,500