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235 Saddlepeace Crescent NE Calgary, Alberta

MLS # A2232747



\$440,000

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Roof: Condo Fee: \$ 365 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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