



GRASSROOTS
REALTY GROUP

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

9117 52 Street NE
Calgary, Alberta

MLS # A2242367



\$565,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,619 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Pantry, Quartz Counters		

Inclusions: All Window Coverings

*** Open House Saturday August 16 from 2:00PM to 4:00PM *** Located in the vibrant community of Savanna in Saddleridge, this beautifully designed semi-detached home offers the perfect blend of functionality and comfort. With 3 spacious bedrooms, 2.5 bathrooms, and two separate living areas on the main floor, this half duplex provides plenty of space for growing families or those who love to entertain. The open-concept layout is filled with natural light, creating a warm and welcoming atmosphere throughout. The kitchen is both stylish and practical, featuring quartz countertops, a gas stove, microwave hood fan, dishwasher, and refrigerator. Upstairs, you'll find well-sized bedrooms and a versatile bonus room—ideal as a home office or kids' study area. Enjoy the comfort of central AC and the potential of the unfinished basement, which includes a separate Walk Up To Grade entry and legal suite rough-ins for future development. Located within walking distance to scenic pathways and ponds, and just minutes from shopping plazas, schools, and major roadways, this home offers the ideal balance of convenience and lifestyle. Don't miss this opportunity to live in one of Calgary's most connected communities.