



**9121 52 Street NE**  
**Calgary, Alberta**

**MLS # A2294800**

**\$649,900**



<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Electric Stove, Dishwasher, Washer/Dryer, Refrigerator in the basement

Welcome to this beautifully maintained 2-storey half duplex in the vibrant community of Savanna—offering the perfect blend of comfort, style, and income potential. Featuring 3 spacious bedrooms upstairs, a flexible office/prayer room, a legal 1-bedroom basement suite, and a double detached garage, this home is ideal for families and savvy investors alike. The bright, open-concept main floor is filled with natural light and showcases ‘knockdown ceilings, wide plank dark vinyl flooring, and modern neutral tones throughout. The inviting living room is highlighted by a stylish feature wallpaper wall, while the thoughtfully designed kitchen is slightly tucked away for added privacy and enhanced with contemporary finishes and its own designer accent wall. Upstairs, you’ll find 3 generously sized bedrooms, along with a versatile office or prayer room—perfect for working from home or creating a quiet retreat. The primary bedroom features a walk-in closet and private ensuite, complemented by a full bathroom for the secondary bedrooms. The legal basement suite offers a fantastic mortgage helper, complete with a private entrance, spacious living area, full kitchen, and a bedroom with its own ensuite bath—perfect for rental income or extended family living. Outside, enjoy a landscaped front yard, fully fenced backyard, and the convenience of a double detached garage. Ideally located close to the airport, shopping, transit, parks, and everyday amenities—this is a home that truly delivers on lifestyle and value. Book your private showing today!