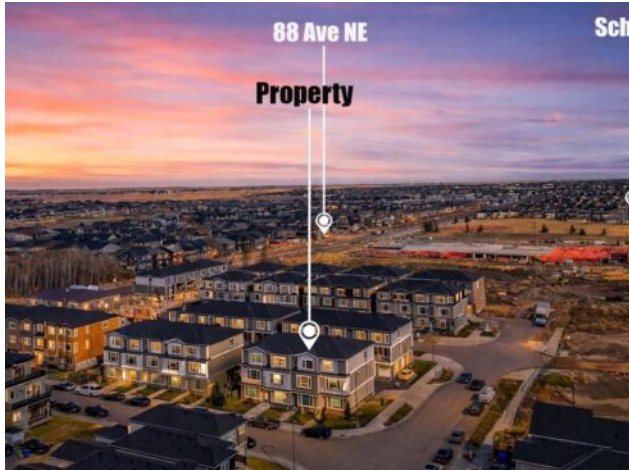




239 Saddlepeace Crescent NE
Calgary, Alberta

MLS # A2297624



\$455,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: BASEMENT APPLIANCES : BAR FRIDGE , COUNTER TOP 2 BURNER STOVE, WASHER & DRYER

Welcome to 239 Saddlepeace Crescent - This spacious 2 story townhouse has 1766.92 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 . Upstairs is vacant and ready to move in, while the Basement is currently rented to a great tenant and can be assumed making great monthly cash flow ! CITY TAX ASSESSMENT IS \$520,000