



GRASSROOTS
REALTY GROUP

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13 Saddlemont Grove NE
Calgary, Alberta

MLS # A2191757



\$649,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Other	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: none

STUNNING BI-LEVEL HOME WITH VAULTED CEILINGS, 6 BEDROOMS & RENTAL POTENTIAL Welcome to this beautifully designed bi-level home, featuring vaulted ceilings, 6 bedrooms, and 2.5 bathrooms, including an illegal basement suite—an incredible opportunity for first-time homebuyers or investors seeking rental income. Prime Location Across from a Park ?? – Enjoy scenic views and ample street parking, ensuring convenience for residents and guests alike. Main Floor Highlights: Step into a spacious and inviting living room, perfect for entertaining. The bright and airy dining area offers seamless backyard access through a convenient side door. The U-shaped kitchen, complete with a window, provides both functionality and natural light. The primary bedroom boasts a private 2-piece ensuite, while two generously sized secondary bedrooms share a well-appointed full bathroom. Fully Finished Basement (Illegal Suite) The renovated basement offers a modern kitchen, an open-concept living and dining area, and three well-sized bedrooms, along with a full bathroom. Currently rented until the end of February, this setup presents an excellent "live-up, rent-down" investment opportunity. Nearby Amenities: Schools | Shopping Centers | Banks | Medical Clinics Walking Trails | Public Transit | Parks | YMCA & Genesis Centre Recent Upgrades: Renovated Kitchen & Bathroom Hot Water Tank (4 Years Old) Roof (5 Years Old) This exceptional property offers the perfect blend of comfort, convenience, and investment potential. Don’t miss out on this fantastic opportunity—schedule a viewing today!