



GRASSROOTS
REALTY GROUP

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9109 52 Street NE
Calgary, Alberta

MLS # A2210448



\$569,800

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,500 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

OPEN HOUSE SATURDAY 1:00PM -4:00PM .This beautifully designed modern Well Priced Semi Detached (Half Duplex) in the heart of Savanna offers the perfect blend of style and functionality. This 1500 sqft is bright and intelligently styled. The open-concept main floor features a comfortable living area, spacious dining room, and a stunning kitchen complete with quartz countertops, a walk-in pantry, and a central island—perfect for both daily living and entertaining, and a powder room completing the main level. Upstairs, you'll find 3 generous bedrooms. The primary suite includes a walk-in closet and a private ensuite, while two additional bedrooms share a well-appointed common bathroom. The Basement has a good size living room and laundry room, extra space ready for your personal touch. Outside, enjoy an easy-to-maintain lawn and a deck in a welcoming, family-friendly community close to schools, shopping, and transit. Book your showing and make it yours. Quickly!!