



235 Saddlepeace Crescent Calgary Alberta

\$475,000

Welcome to 235 Saddlepeace Crescent - This spacious 2 story townhouse has 1512.53 RMS 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 . Currently rented to great tenants up and down . Can assume tenants and sign new leases or you can move in and we can provide the home vacant and clean to the new owners ! CITY TAX ASSESSMENT IS \$517,500 (id:6769)

2pc Bathroom 4.92 Ft x 5.33 Ft
Dining room 10.75 Ft x 9.25 Ft
Kitchen 11.50 Ft x 10.92 Ft
Living room 14.33 Ft x 14.08 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
4pc Bathroom 4.83 Ft x 8.00 Ft
Bedroom 8.00 Ft x 10.50 Ft
Bedroom 10.83 Ft x 11.00 Ft

Laundry room 3.25 Ft x 3.25 Ft
Primary Bedroom 9.83 Ft x 12.00 Ft
Other 4.92 Ft x 5.67 Ft
Foyer 3.75 Ft x 7.83 Ft
Other 7.17 Ft x 7.42 Ft
4pc Bathroom 7.58 Ft x 5.00 Ft
Bedroom 11.00 Ft x 11.25 Ft
Laundry room 4.08 Ft x 3.08 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca