



## 237 Saddlepeace Crescent Calgary Alberta

\$489,900

Welcome to 237 Saddlepeace Crescent - This spacious 2 story townhouse has 1711 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 \$501,500 (id:6769)

2pc Bathroom 4.83 Ft x 5.00 Ft  
 Dining room 10.92 Ft x 9.92 Ft  
 Kitchen 12.58 Ft x 12.75 Ft  
 Living room 15.75 Ft x 15.92 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft  
 4pc Bathroom 4.92 Ft x 8.08 Ft  
 Bedroom 10.00 Ft x 13.50 Ft  
 Bedroom 11.17 Ft x 16.92 Ft

Laundry room 3.00 Ft x 3.17 Ft  
 Primary Bedroom 10.92 Ft x 11.58 Ft  
 Other 4.92 Ft x 5.67 Ft  
 3pc Bathroom 9.08 Ft x 6.00 Ft  
 Bedroom 12.08 Ft x 11.17 Ft  
 Furnace 5.08 Ft x 14.50 Ft  
 Laundry room 3.00 Ft x 3.17 Ft

Listing Presented By:



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