



## 83 Saddlemead Green Calgary Alberta

\$609,900

INVESTORS AND FIRST-TIME BUYER ALERT Amazing Investment Opportunity! Welcome to this spacious gem boasting over 2,200 sqft of living space with 6 bedrooms, all currently rented out for a total of \$3,300 per month. Located in a fantastic community with an array of amenities, this property is a must-see for savvy investors and first-time home buyers, upsizers or downsizers. Situated right across from a green space and playground, and within walking distance to a school, shopping options, and the Genesis Recreation Center, this home offers convenience at its best. Commuters will appreciate being just two minutes away from the C Train station and a quick five to fifteen-minute drive to the airport. The main floor greets you with a generously sized living room, a spacious dining area, and a large kitchen, making it perfect for entertaining. The convenience of main-floor laundry adds to the practicality of this home. Upstairs, you'll find three bedrooms and two full bathrooms, with one of them being an ensuite, providing ample space for a family or tenants. The lower level offers a sizable bedroom, while the basement boasts separate access, two additional bedrooms, a spacious living room with a cozy fireplace, a full kitchen, and its own laundry facilities. Additional perks include an oversized double garage and plenty of street parking, ensuring convenience for both tenants and homeowners. This is not just an investment; it's a POSITIVE CASH FLOW INVESTMENT! Don't miss out on this incredible opportunity to grow your real estate portfolio. For more information or to schedule a viewing, contact your agent right away (id:6769)

Bedroom 8.17 Ft x 12.50 Ft

Bedroom 8.00 Ft x 14.83 Ft

Bedroom 13.33 Ft x 11.75 Ft

Kitchen 10.58 Ft x 12.33 Ft

3pc Bathroom 7.08 Ft x 5.50 Ft

Recreational, Games room 16.75 Ft x 17.83 Ft

Furnace 5.42 Ft x 9.50 Ft

Bedroom 8.67 Ft x 11.33 Ft

Bedroom 8.67 Ft x 11.25 Ft

Primary Bedroom 8.92 Ft x 13.83 Ft

Dining room 12.08 Ft x 11.67 Ft

Kitchen 9.67 Ft x 11.33 Ft

Living room 15.50 Ft x 14.00 Ft

3pc Bathroom 7.67 Ft x 5.67 Ft

4pc Bathroom 7.58 Ft x 5.08 Ft

Listing Presented By:



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