



9117 52 Street Calgary Alberta

\$565,000

*** OPEN HOUSE SUNDAY SEPT 14 FROM 1:00PM to 3:00PM *** Located in the vibrant community of Savanna in Saddleridge, this beautifully designed semi-detached home offers the perfect blend of functionality and comfort. With 3 spacious bedrooms, 2.5 bathrooms, and two separate living areas on the main floor, this half duplex provides plenty of space for growing families or those who love to entertain. The open-concept layout is filled with natural light, creating a warm and welcoming atmosphere throughout. The kitchen is both stylish and practical, featuring quartz countertops, a gas stove, microwave hood fan, dishwasher, and refrigerator. Upstairs, you'll find well-sized bedrooms and a versatile bonus room--ideal as a home office or kids' study area. Enjoy the comfort of central AC and the potential of the unfinished basement, which includes a separate Walk Up To Grade entry and legal suite rough-ins for future development. Located within walking distance to scenic pathways and ponds, and just minutes from shopping plazas, schools, and major roadways, this home offers the ideal balance of convenience and lifestyle. Don't miss this opportunity to live in one of Calgary's most connected communities. (id:6769)

Storage 18.17 Ft x 38.92 Ft
Living room 12.00 Ft x 13.00 Ft
Family room 15.08 Ft x 9.83 Ft
Kitchen 9.08 Ft x 12.83 Ft
Dining room 7.00 Ft x 11.08 Ft
2pc Bathroom 5.92 Ft x 4.67 Ft
Primary Bedroom 12.92 Ft x 13.00 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft
Other 5.58 Ft x 8.08 Ft
Bedroom 10.00 Ft x 11.08 Ft
Bedroom 9.58 Ft x 12.00 Ft
Bonus Room 5.83 Ft x 5.92 Ft
4pc Bathroom 8.92 Ft x 6.67 Ft

Listing Presented By:



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