



40 saddlefield Road Calgary Alberta

\$649,900

Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental. The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level. The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE. Out back, enjoy the convenience of a double detached garage and a paved back lane. This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways. (id:6769)

Hall 4.17 Ft x 6.25 Ft

Furnace 8.67 Ft x 9.75 Ft

Family room 10.50 Ft x 15.08 Ft

Dining room 9.33 Ft x 11.75 Ft

Bedroom 8.92 Ft x 10.75 Ft

Kitchen 11.00 Ft x 11.75 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Hall 3.25 Ft x 3.67 Ft

Bedroom 8.75 Ft x 10.75 Ft

Primary Bedroom 10.75 Ft x 11.42 Ft

Kitchen 12.17 Ft x 16.00 Ft

Dining room 10.67 Ft x 13.08 Ft

Bedroom 8.50 Ft x 9.58 Ft

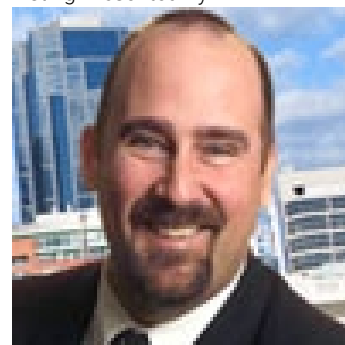
Living room 10.83 Ft x 15.25 Ft

Foyer 7.58 Ft x 3.75 Ft

Bedroom 8.17 Ft x 10.83 Ft

4pc Bathroom 8.17 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
DreamHouse Realty Ltd.

<https://www.dreamhouse.realty/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca