

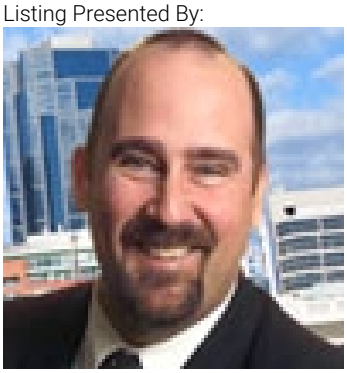
9105 52 Street Calgary Alberta

$597,000

CORNER LOT | SEPRATE ENTRANCE| APPROX. 1,948 SQ. FT. approx. TOTAL DEVELOPED LIVING SPACE | ILLEGAL BASEMENT SUITE | DOUBLE DETACHED GARAGE | 4 BEDROOMS | 3.5 BATHROOMS | PRIME LOCATION!**Welcome to this beautiful 2 storey half duplex situated on a desirable **CORNER LOT** in the vibrant community of SAVANNA! Offering approximately **1,948 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE**, this home features 4 BEDROOMS, 3.5 BATHROOMS, an ILLEGAL BASEMENT SUITE, and a DOUBLE DETACHED GARAGE! The main floor offers a functional layout with comfortable living space and a convenient 2 piece bathroom. Upstairs, you'll find 3 SPACIOUS BEDROOMS, including a primary bedroom with its own PRIVATE 4 PIECE ENSUITE, along with another full bathroom. The DEVELOPED BASEMENT features an **ILLEGAL ONE BEDROOM SUITE** with a recreation area and full bathroom, providing additional living space and flexibility. Outside, the DOUBLE DETACHED GARAGE offers convenient parking and storage. **LOCATION! LOCATION! LOCATION!** Enjoy being minutes from SAVANNA BAZAAR, shopping, grocery stores, restaurants, schools, parks, playgrounds, and public transit. With easy access to SADDLETOWNE LRT, STONEY TRAIL, METIS TRAIL, and the GENESIS CENTRE, everything you need is within easy reach! Whether you're a FIRST TIME BUYER, GROWING FAMILY, or INVESTOR, this property offers excellent potential in a growing community. **DON'T MISS THIS OPPORTUNITY! BOOK YOUR PRIVATE SHOWING WITH YOUR FAVOURITE REALTOR TODAY! (id:6769)

Bedroom 11.58 Ft x 12.67 Ft
Kitchen 7.58 Ft x 8.00 Ft
Recreational, Games room 11.17 Ft x 17.75 Ft
4pc Bathroom 4.92 Ft x 7.75 Ft
Furnace 7.08 Ft x 10.58 Ft
Living room 14.83 Ft x 13.75 Ft
Dining room 16.08 Ft x 7.17 Ft
Kitchen 13.25 Ft x 11.00 Ft
2pc Bathroom 5.00 Ft x 4.83 Ft
Primary Bedroom 13.58 Ft x 11.92 Ft
4pc Bathroom 4.92 Ft x 8.17 Ft
Bedroom 10.83 Ft x 11.50 Ft
Bedroom 8.92 Ft x 11.50 Ft
4pc Bathroom 9.50 Ft x 6.83 Ft

Listing Presented By:



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

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