

\$640,000 - 9136 52 Street Ne, Calgary

MLS® #A2120811

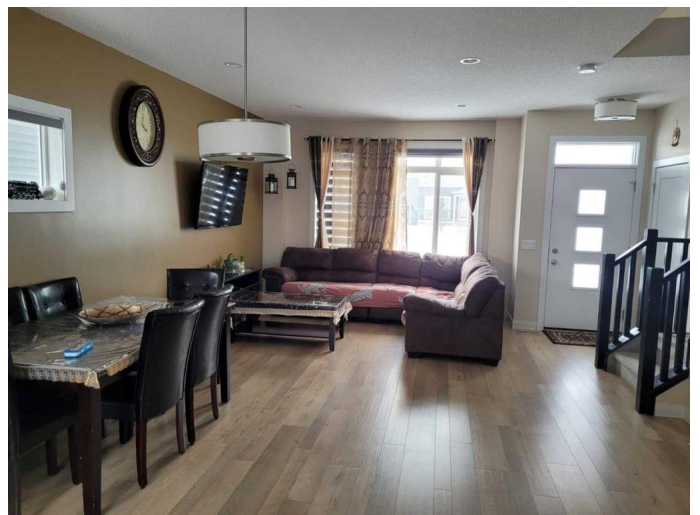
\$640,000

4 Bedroom, 4.00 Bathroom, 1,320 sqft

Residential on 0.12 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your future oasis nestled in the heart of Savanna! Step inside this remarkable 2018-built home, where modern comfort meets convenience. The main floor showcases meticulously designed living space, adorned with a plethora of upgrades to elevate your lifestyle. But the real gem lies beneath – a highly sought-after illegal basement suite, currently fetching rental income. Ideal for supplementing mortgage payments or generating passive income, this illegal basement suite adds both value and versatility to the property. Outside, the huge 5400+ sq feet lot provides endless possibilities for outdoor enjoyment, whether it's gardening, hosting gatherings, or simply soaking up the sun. Plus, there's ample room for future expansion, making it a wise investment for those with long-term vision. Whether you're an investor seeking lucrative returns or a homeowner looking to offset expenses, this property offers the perfect blend of functionality and potential. Don't let this opportunity slip away – seize the chance to turn this house into your dream home today! Call your favorite Realtor to book a showing !



Built in 2018

Essential Information

MLS® # A2120811

Price \$640,000

Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9136 52 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0X2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle

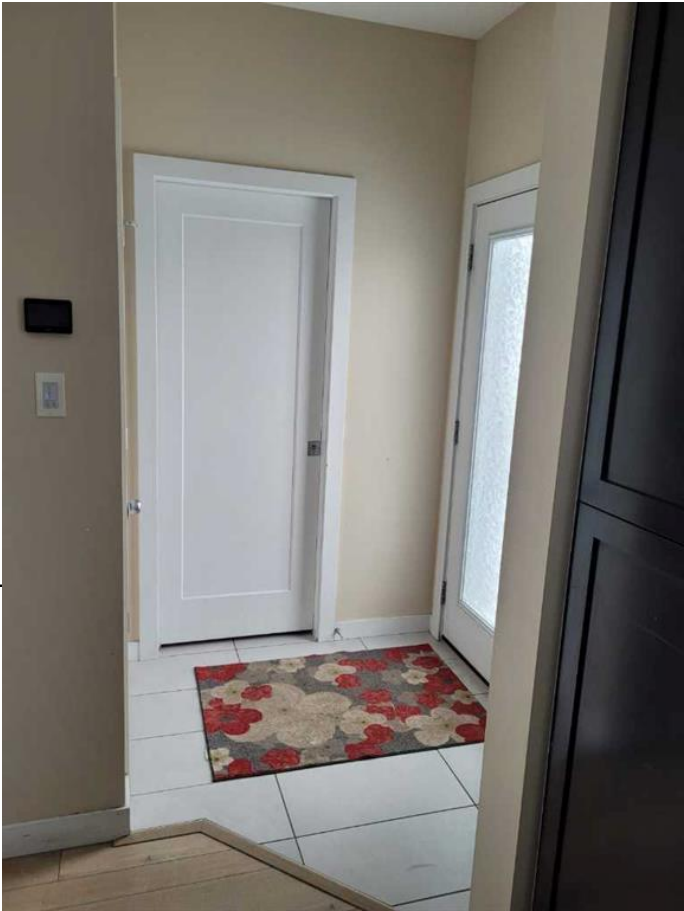
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 6th, 2024
Date Sold	April 19th, 2024
Days on Market	13
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates L
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