

\$600,000 - 9064 52 Street Ne, Calgary

MLS® #A2130008

\$600,000

5 Bedroom, 4.00 Bathroom, 1,317 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

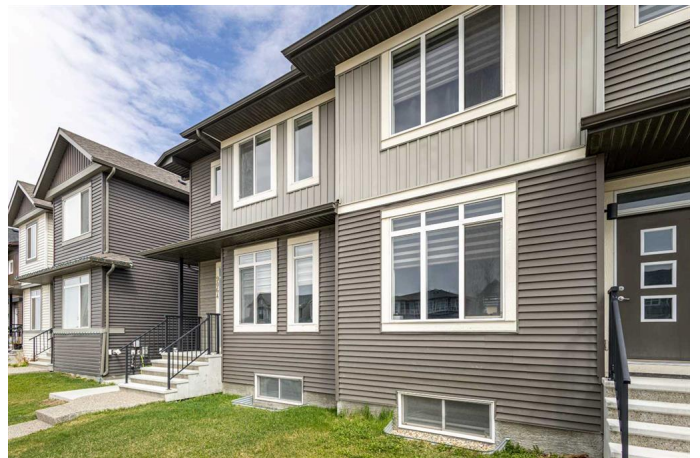
Welcome to your new sanctuary! Nestled in a coveted location close to amenities and the airport, this meticulously crafted home offers the perfect blend of comfort, style, and convenience.

Step inside and be greeted by the open concept main floor, adorned with luxurious LVP flooring that exudes both elegance and durability. Sunlight floods the space through large windows, creating a bright and inviting atmosphere enhanced by excellent cross ventilation for a refreshing breeze throughout the day.

The gourmet kitchen is a chef's dream, featuring sleek stainless steel appliances and ample counter space for culinary creations. Adjacent to the kitchen, you'll find a convenient powder room and a laundry area, ensuring functionality without sacrificing style.

Entertain guests or unwind with family in the spacious living room and nook, where every corner is designed with comfort and relaxation in mind.

Upstairs, retreat to the tranquility of three generously sized bedrooms, including a master suite complete with an ensuite bathroom and a walk-in closet for added convenience. The remaining two bedrooms share a beautifully appointed 3-piece bathroom, perfect for accommodating family or



guests in style.

Freshly painted throughout, this home radiates modern sophistication and is ready to welcome you with open arms.

Venture downstairs to discover even more living space in the basement, complete with a convenient kitchenette, two spacious bedrooms, and a full bathroom. Ideal for housing a larger family or accommodating temporary guests with ease, this space offers endless possibilities for living and entertaining.

Additional features include 9-foot ceilings on both the main floor and basement, lawn sprinklers for easy maintenance, pot lights on the main floor and in the basement, a side entrance for added privacy, timer switches in all washrooms, and a gas line for the stove, providing the flexibility to choose between electric and gas cooking.

Step outside to the deck and enjoy outdoor living at its finest, with a convenient gas line for your grill, making al fresco dining a breeze any time of year.

Don't miss your chance to make this exceptional property your own. Schedule a showing today and experience the epitome of modern living in a superb location!

Built in 2019

Essential Information

MLS® #	A2130008
Price	\$600,000
Sold Price	\$610,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,317
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9064 52 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0V7

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
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Date Sold	May 13th, 2024
Days on Market	3
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office D Gees Realty Inc.

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