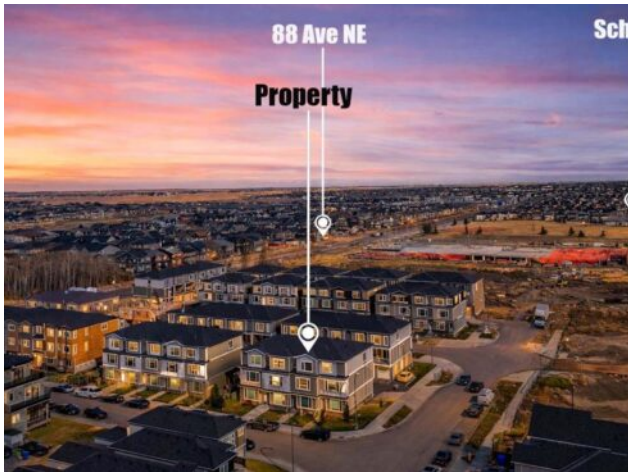


**239 Saddlepeace Crescent NE**  
**Calgary, Alberta**

**MLS # A2297624**



**\$455,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** BASEMENT APPLIANCES : BAR FRIDGE , COUNTER TOP 2 BURNER STOVE, WASHER & DRYER

Welcome to 239 Saddlepeace Crescent - This spacious 2 story townhouse has 1766.92 square feet , with 3 bedrooms, Laundry and 2.5 baths on the upper floor. Main floor comes with a designer kitchen, quartz counter tops & stainless steel high end appliances, big covered deck with gas bbq line, Large living room with large windows and a half bath. Coming down to the illegal suite with separate entrance it has a large living area with a kitchenette , full bath & laundry . This unit even has an oversized single garage . Fully upgraded house with high ceilings , LED lights, vinyl flooring & tile . In the new community of Saddlepeace with walking distance of the new Gobind Sarvar private school and Gurdwara . Upstairs is vacant and ready to move in, while the Basement is currently rented to a great tenant and can be assumed making great monthly cash flow ! CITY TAX ASSESSMENT IS \$520,000