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23 Saddlecrest Way NE
Calgary, Alberta

MLS # A2353021

$539,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,638 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

In need of some TLC, this home offers a great opportunity for first-time buyers looking to build equity or investors seeking an additional revenue property. With four bedrooms upstairs, a fully developed basement with a one-bedroom illegal suite and side entrance, and an oversized double garage, there is plenty of space and potential. A welcoming foyer leads into the main floor, where the living room features a cozy gas fireplace. The kitchen includes an island and adjoining dining area, along with a handy desk nook perfect for kids doing homework or working from home. Access to the deck and backyard makes outdoor entertaining easy, with the garage just steps away. The basement features a spacious bedroom within the illegal suite, as well as downstairs laundry. The exterior, including the stucco and roof, was completely redone a few years ago. Bring your ideas and make the most of this home’s generous layout and potential!

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