# \$475,000 - 235 Saddlepeace Crescent Ne, Calgary

MLS® #A2232747

## \$475,000

4 Bedroom, 4.00 Bathroom, 1,513 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 235 Saddlepeace Crescent - This spacious 2 story townhouse has 1512.53 RMS 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 bbg 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. Currently rented to great tenants up and down . Can assume tenants and sign new leases or you can move in and we can provide the home vacant and clean to the new owners! CITY TAX ASSESSMENT IS \$517,500

Built in 2023

#### **Essential Information**

MLS® # A2232747

Price \$475,000

Bedrooms 4

Bathrooms 4.00

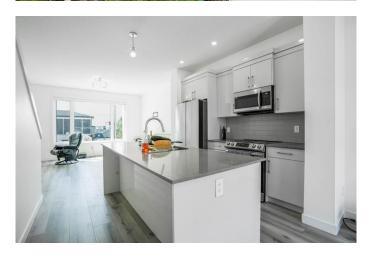
Full Baths 3

Half Baths 1

Square Footage 1,513







Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 235 Saddlepeace Crescent Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J5S6

## **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 19th, 2025

Days on Market 51
Zoning M-2

## **Listing Details**

Listing Office Real Broker

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