

# \$440,000 - 235 Saddlepeace Crescent Ne, Calgary

MLS® #A2232747

**\$440,000**

4 Bedroom, 4.00 Bathroom, 1,513 sqft

Residential on 0.00 Acres

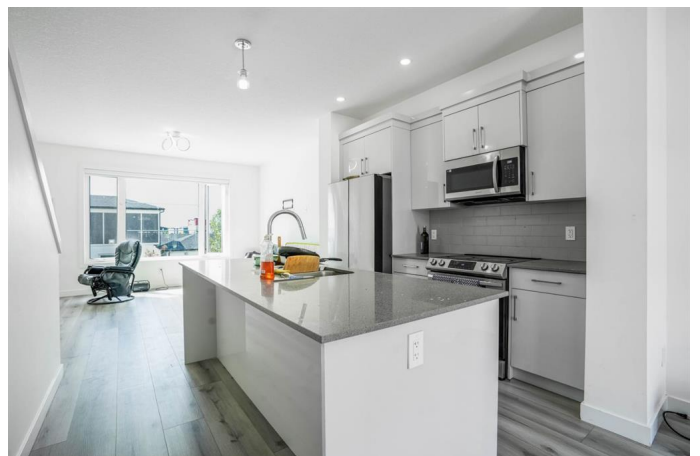
Saddle Ridge, Calgary, Alberta

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 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 . 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          | \$440,000 |
| 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 | 118             |
| Zoning         | M-2             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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