



THE
A-TEAM

**RE/MAX
FIRST**

9019 52 Street, Calgary T3J0V5

MLS®#: **A2186706**

Area: **Saddle Ridge**

Listing Date: **01/10/25**

List Price: **\$644,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar: **4,133 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Finished Floor Area
Abv Sqft: **1,429**
Low Sqft:
Ttl Sqft: **1,429**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction:
Mixed
Flooring:
Carpet,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 14`7"	Dining Room	Main	13`6" x 15`3"
Kitchen	Main	10`9" x 11`7"	2pc Bathroom	Main	5`5" x 4`11"
Bedroom - Primary	Second	12`10" x 10`11"	3pc Ensuite bath	Second	5`8" x 8`10"
Laundry	Second	6`10" x 5`2"	Bedroom	Second	9`6" x 11`0"
Bedroom	Second	8`10" x 9`10"	Game Room	Basement	12`2" x 14`0"
Kitchen	Basement	5`9" x 8`2"	Furnace/Utility Room	Basement	8`0" x 7`3"
3pc Bathroom	Basement	4`11" x 10`9"	Bedroom	Basement	15`4" x 9`0"

4pc Bathroom

Second

4`10" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611281

Zoning:
R-2M

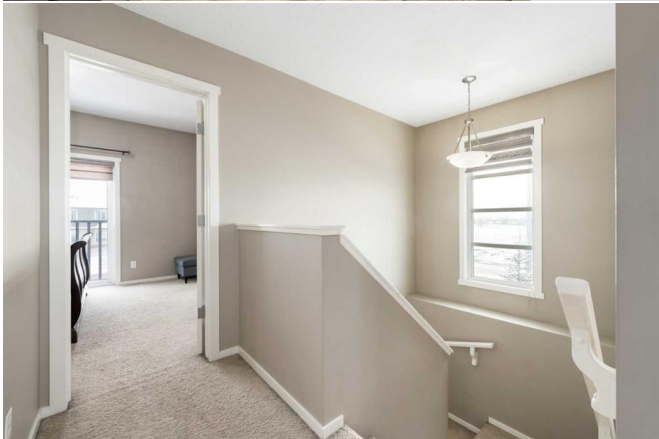
Remarks

Pub Rmks: **Welcome to this remarkable corner-lot duplex in the highly sought-after community of Savanna in Calgary. Perfectly located near the Gurudwara, Punjab Centre, Savanna Registry, and a variety of amenities, this home offers an exceptional living experience combined with fantastic investment potential. Boasting a total of 4 bedrooms and 3.5 bathrooms, this meticulously designed property is perfect for families or investors seeking both functionality and style. The upper level features three spacious bedrooms and two bathrooms, while the fully developed basement illegal suite comes with a separate entrance, a private bedroom, bathroom, and its own laundry facilities—ideal for rental income or accommodating extended family. Sitting on a generous 4,133.34 sq. ft. lot, the property offers additional outdoor space, including a beautifully designed deck that's perfect for relaxing or entertaining, as well as a double-car detached garage for added convenience. Modern features such as a humidifier, water softener, and water filtration system add to the comfort and functionality of this well-maintained home. The upper level is vacant and ready for immediate occupancy, while the basement is currently rented, ensuring a steady source of income for potential buyers. Located in a vibrant, family-friendly neighborhood with easy access to transit, schools, parks, and shopping, this property combines location, lifestyle, and practicality. Whether you're a growing family or an investor looking for a turnkey opportunity, this stunning duplex in Savanna offers it all. Don't miss the chance to own this exceptional property—schedule your private showing today!**

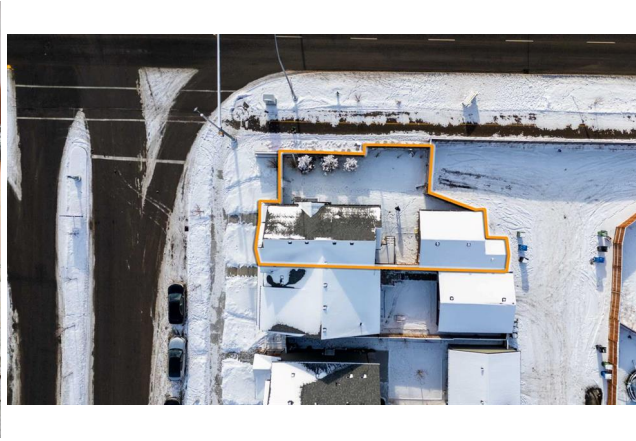
Inclusions:
Property Listed By: **None**
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











9019 52 St NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1426.46 sq ft



When figures are included from total floor areas in CS/IDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20200101