9039 52 Street NE

Calgary | Active | MLS® A2349026

$574,900









Bedrooms	Bathrooms	Year Built	Living area
3	3	2016	1,619.76 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Awaken to a home where polished style meets everyday ease in SADDLE RIDGE'S sought-after Savanna community. Pause on the WOOD FRONT PORCH with your morning coffee, then step into a versatile FLEX ROOM, ideal as a home office, playroom or guest retreat. NINE-FOOT MAIN FLOOR CEILINGS lend an airy grace to the open living and dining spaces, while the KITCHEN takes center stage with QUARTZ COUNTERTOPS, wood cabinetry, tile backsplash, stainless steel appliances and an OVERSIZED FLUSH ISLAND made for gathering. Upstairs, retreat to a PRIMARY SUITE with a walk-in closet and a 3-piece ensuite with stand-up shower, joined by two more bedrooms, a cozy loft nook and UPPER-LEVEL LAUNDRY. Outside, unwind in the FENCED PRIVATE YARD and park with ease in the DOUBLE DETACHED GARAGE off the back lane. The full basement, framed and awaiting your vision, offers room to grow. Minutes to schools, LRT, shopping and the airport, with quick access to Cross Iron Mills via Metis Trail and Stoney Trail for effortless commutes. 1,620 SQ FT, 3 BEDS, 2.5 BATHS. Come see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349026
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,619.76 sq. ft.
Main Level Finished Area:	804.43 sq. ft.
Upper Level Finished Area:	815.33 sq. ft.

Below Grade Finished Area:	757.28 sq. ft.
Acreage:	No
Lot Area:	2,594 sq. ft.
Lot Frontage:	24'2"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1611281
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Airspace Restriction, Restrictive Covenant
Main Floor	Dining Room · 11'6" × 9'1" ·
Main Floor	Family Room · 13' × 12' ·
Main Floor	Foyer · 5'7" × 5'6" ·
Main Floor	Kitchen · 12'5" × 9'1" ·
Main Floor	Living Room · 15' × 10'2" ·
Main Floor	Pantry · 3'5" × 2' ·
2nd Floor	Bedroom · 11' × 9'11" ·
2nd Floor	Bedroom · 12'2" × 9'7" ·
2nd Floor	Laundry · 7'11" × 3'7" ·
2nd Floor	Office · 6'2" × 5'11" ·
2nd Floor	Bedroom - Primary · 13'1" × 13' ·
2nd Floor	Walk-In Closet · 8' × 5'8" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9039-52-street-ne-calgary-a2349026/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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