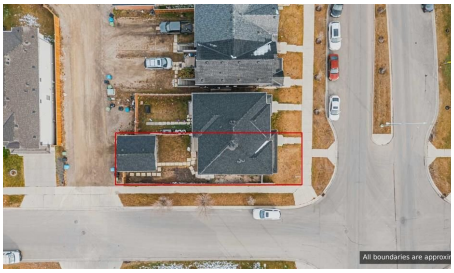
9105 52 Street NE

Calgary | Active | MLS® A2355696

$597,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**1,354.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

CORNER LOT | SEPRATE ENTRANCE| APPROX. 1,948 SQ. FT. approx. TOTAL DEVELOPED LIVING SPACE | ILLEGAL BASEMENT SUITE | DOUBLE DETACHED GARAGE | 4 BEDROOMS | 3.5 BATHROOMS | PRIME LOCATION!**

Welcome to this beautiful 2 storey half duplex situated on a desirable **CORNER LOT** in the vibrant community of SAVANNA! Offering approximately **1,948 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE**, this home features 4 BEDROOMS, 3.5 BATHROOMS, an ILLEGAL BASEMENT SUITE, and a DOUBLE DETACHED GARAGE! The main floor offers a functional layout with comfortable living space and a convenient 2 piece bathroom. Upstairs, you'll find 3 SPACIOUS BEDROOMS, including a primary bedroom with its own PRIVATE 4 PIECE ENSUITE, along with another full bathroom. The DEVELOPED BASEMENT features an **ILLEGAL ONE BEDROOM SUITE** with a recreation area and full bathroom, providing additional living space and flexibility. Outside, the DOUBLE DETACHED GARAGE offers convenient parking and storage. **LOCATION! LOCATION! LOCATION!** Enjoy being minutes from SAVANNA BAZAAR, shopping, grocery stores, restaurants, schools, parks, playgrounds, and public transit. With easy access to SADDLETOWNE LRT, STONEY TRAIL, METIS TRAIL, and the GENESIS CENTRE, everything you need is within easy reach! Whether you're a FIRST TIME BUYER, GROWING FAMILY, or INVESTOR, this property offers excellent potential in a growing community. **DON'T MISS THIS OPPORTUNITY! BOOK YOUR PRIVATE SHOWING WITH YOUR FAVOURITE REALTOR TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355696
Bedrooms	4
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,354.16 sq. ft.
Main Level Finished Area:	655.19 sq. ft.
Upper Level Finished Area:	698.98 sq. ft.
Below Grade Finished Area:	593.58 sq. ft.
Acreage:	No
Lot Area:	296 sq. ft.
Lot Frontage:	29'11 7/8 "
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1611281
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	2 Washers, 2 Dryers, 2 Refrigerators, 2 Stoves, 1 Dishwasher
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 14'10" × 13'9" ·
Main Floor	Dining Room · 16'1" × 7'2" ·
Main Floor	Kitchen · 13'3" × 11' ·
Upper Level	Bedroom - Primary · 13'7" × 11'11" ·
Upper Level	Bedroom · 11'6" × 10'10" ·
Upper Level	Bedroom · 11'6" × 8'11" ·
Basement	Bedroom · 12'8" × 11'7" ·
Basement	Kitchen · 8' × 7'7" ·

Basement	Game Room · 17'9" × 11'2" ·
Basement	Furnace/Utility Room · 10'7" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9105-52-street-ne-calgary-a2355696/

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