

# \$565,000 - 9117 52 Street Ne, Calgary

MLS® #A2242367

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

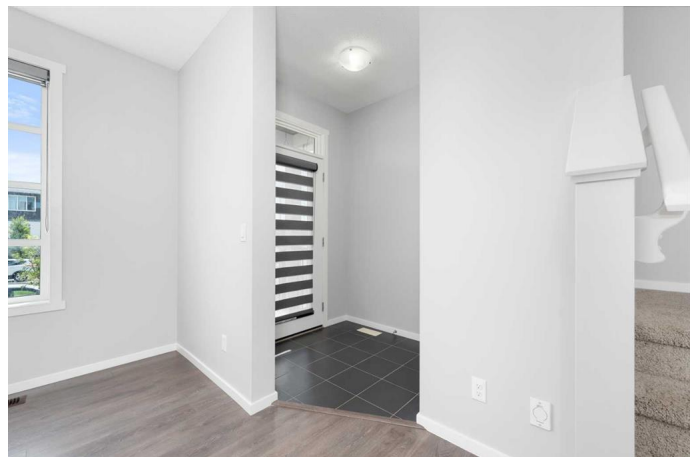
Located in the vibrant community of Savanna in Saddleridge, this beautifully designed semi-detached home offers the perfect blend of functionality and comfort. With 3 spacious bedrooms, 2.5 bathrooms, and two separate living areas on the main floor, this half duplex provides plenty of space for growing families or those who love to entertain. The open-concept layout is filled with natural light, creating a warm and welcoming atmosphere throughout.

The kitchen is both stylish and practical, featuring quartz countertops, a gas stove, microwave hood fan, dishwasher, and refrigerator. Upstairs, you'll find well-sized bedrooms and a versatile bonus room—ideal as a home office or kids' study area. Enjoy the comfort of central AC and the potential of the unfinished basement, which includes a separate Walk Up To Grade entry and legal suite rough-ins for future development.

Located within walking distance to scenic pathways and ponds, and just minutes from shopping plazas, schools, and major roadways, this home offers the ideal balance of convenience and lifestyle. Don't miss this opportunity to live in one of Calgary's most connected communities.

Built in 2016

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2242367               |
| Price          | \$565,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9117 52 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0V5           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air                                                               |
| Cooling           | Central Air                                                              |
| Has Basement      | Yes                                                                      |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Up To Grade                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt         |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 11              |
| Zoning         | R-2M            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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