

# \$554,800 - 9109 52 Street Ne, Calgary

MLS® #A2210448

**\$554,800**

3 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY 1:00PM -4:00PM

.This beautifully designed modern Well Priced Semi Detached (Half Duplex) in the heart of Savanna offers the perfect blend of style and functionality. This 1500 sqft is bright and intelligently styled. The open-concept main floor features a comfortable living area, spacious dining room, and a stunning kitchen complete with quartz countertops, a walk-in pantry, and a central island—perfect for both daily living and entertaining, and a powder room completing the main level. Upstairs, you'll find 3 generous bedrooms. The primary suite includes a walk-in closet and a private ensuite, while two additional bedrooms share a well-appointed common bathroom. The Basement has a good size living room and laundry room, extra space ready for your personal touch. Outside, enjoy an easy-to-maintain lawn and a deck in a welcoming, family-friendly community close to schools, shopping, and transit. Book your showing and make it yours. Quickly!!



Built in 2017

## Essential Information

MLS® # A2210448

Price \$554,800

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,500                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9109 52 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0V5           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Alley Access, Off Street, On Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding                                      |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 40              |
| Zoning         | R-2M            |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.