

# \$450,000 - 235 Saddlepeace Crescent Ne, Calgary

MLS® #A2232747

**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,513 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 235 Saddlepeace Crescent - This spacious 2 story townhouse has 1512.53 RMS square feet , with 3 bedrooms, Laundry and 2.5 baths on the upper floor. Main floor comes with a designer kitchen, quartz counter tops & stainless steel high end appliances, big covered deck with gas bbq line, Large living room with large windows and a half bath. Coming down to the illegal suite with separate entrance it has a large living area with a kitchenette , full bath & laundry . This unit even has an oversized single garage . Fully upgraded house with high ceilings , LED lights, vinyl flooring & tile . In the new community of Saddlepeace with walking distance of the new Gobind Sarvar private school and Gurdwara . Currently rented to great tenants up and down . Can assume tenants and sign new leases or you can move in and we can provide the home vacant and clean to the new owners ! CITY TAX ASSESSMENT IS \$517,500

Built in 2023

## Essential Information

MLS® #	A2232747
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,513



Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	235 Saddlepeace Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5S6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	70
Zoning	M-2

**Listing Details**

Listing Office	Real Broker
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