



9121 52 Street NE
Calgary, Alberta

MLS # A2323043



\$620,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,430 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Electric Stove, Dishwasher, Washer/Dryer, Refrigerator in the basement

Welcome to this beautifully maintained 2-storey half duplex in the vibrant community of Savanna—offering the perfect blend of comfort, style, and income potential. Featuring 3 spacious bedrooms upstairs, a flexible office/prayer room, a legal 1-bedroom basement suite, and a double detached garage, this home is ideal for families and savvy investors alike. The bright, open-concept main floor is filled with natural light and showcases ‘knockdown ceilings, wide plank dark vinyl flooring, and modern neutral tones throughout. The inviting living room is highlighted by a stylish feature wallpaper wall, while the thoughtfully designed kitchen is slightly tucked away for added privacy and enhanced with contemporary finishes and its own designer accent wall. Upstairs, you’ll find 3 generously sized bedrooms, along with a versatile office or prayer room—perfect for working from home or creating a quiet retreat. The primary bedroom features a walk-in closet and private ensuite, complemented by a full bathroom for the secondary bedrooms. The legal basement suite offers a fantastic mortgage helper, complete with a private entrance, spacious living area, full kitchen, and a bedroom with its own ensuite bath—perfect for rental income or extended family living. Outside, enjoy a landscaped front yard, fully fenced backyard, and the convenience of a double detached garage. Ideally located close to the airport, shopping, transit, parks, and everyday amenities—this is a home that truly delivers on lifestyle and value. Book your private showing today!