

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

MLS® #A2242367

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,619 sqft  
Residential on 0.06 Acres

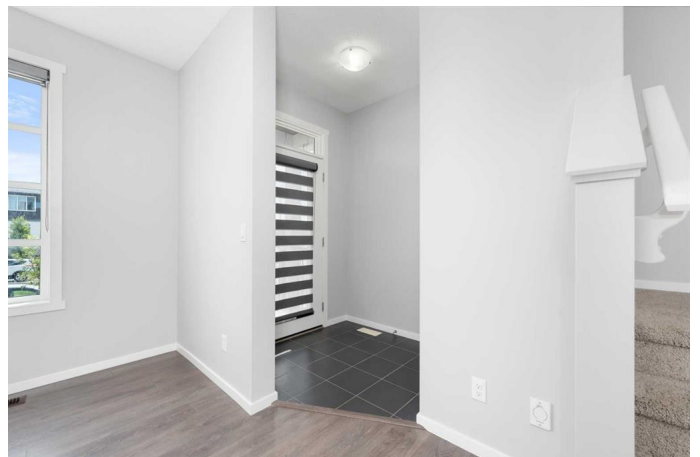
Saddle Ridge, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY SEPT 14 FROM 1:00PM to 3:00PM \*\*\* 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, Microwave Hood Fan, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade, Exterior Entry

## 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	50
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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