

40 saddlefield Road NE
Calgary, Alberta

MLS # A2262322



\$589,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a SPACIOUS 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental and living on main. The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level. The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE. Out back, enjoy the convenience of a double detached garage and a paved back lane. This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways.