



THE
A-TEAM

**RE/MAX
FIRST**

8831 48 Street, Calgary T3J4C5

MLS®#: **A2146228**

Area: **Saddle Ridge**

Listing Date: **07/02/24**

List Price: **\$548,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **893 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,448**
Low Sqft:
Ttl Sqft: **1,448**

DOM

76
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`0" x 11`4"
Furnace/Utility Room	Main	4`4" x 9`1"
Living Room	Second	14`7" x 13`8"
2pc Bathroom	Second	4`11" x 5`2"
Bedroom	Third	11`0" x 10`0"
4pc Ensuite bath	Third	5`0" x 8`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`7" x 4`11"
Kitchen	Second	11`8" x 10`4"
Dining Room	Second	12`0" x 9`0"
Bedroom - Primary	Third	9`11" x 12`1"
Bedroom	Third	8`3" x 10`6"
4pc Bathroom	Third	8`3" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M2

Legal Desc: **2312449**

Remarks

Pub Rmks: *****HUGE PRICE REDUCTION FOR A QUICK SALE!***Welcome to your dream CORNER lot townhouse in the vibrant community of Saddlepeace - Live up and get mortgage help with an already rented studio that has a completely separate entrance.This stunning 4-bedroom, 3.5-bathroom home offers a perfect blend of modern comfort and convenience. The main level features a versatile studio with a separate entrance, ideal for a home office, creative space, or rental opportunity, complete with a full bath, laundry area, and wet bar. The heart of the home is an open-plan kitchen equipped with state-of-the-art stainless steel appliances, Quartz countertops, and ample storage, flowing seamlessly into a bright living room with large windows and an adjacent dining area that opens to a private balcony. Upstairs, the luxurious master suite provides a serene retreat, complemented by two additional bedrooms and another full bathroom. With an attached single-car garage, designated parking, and proximity to the new Gurudwara Sahib, Govind Sarvar High School, and Punjab Shopping Centre, this home is perfectly positioned for a comfortable lifestyle. Don't miss this incredible opportunity—ideal for both first-time buyers and savvy investors!**

Inclusions: **None**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







