



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8850 48 Street #8824, Calgary T3J 5N8**

MLS®#: **A2152888**

Area: **Saddle Ridge**

Listing Date: **07/26/24**

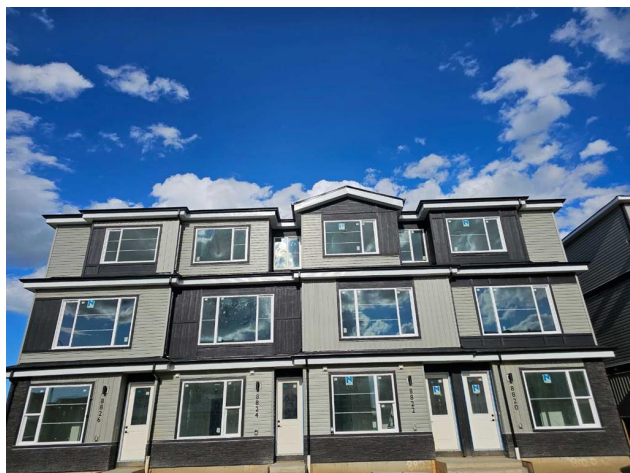
List Price: **\$529,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **890 sqft**  
Lot Shape:

Access:

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

DOM

**55**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Range,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Main	7`6" x 4`8"	3pc Ensuite bath	Main	6`0" x 6`9"
Great Room	Second	12`0" x 16`4"	Bedroom	Main	11`3" x 12`2"
Kitchen	Second	12`8" x 12`5"	Dining Room	Second	9`11" x 11`0"
2pc Bathroom	Second	5`0" x 5`0"	Balcony	Second	6`10" x 16`4"
Bedroom - Primary	Third	11`6" x 11`0"	Walk-In Closet	Third	5`9" x 5`0"

**3pc Ensuite bath  
Laundry  
Bedroom**

**Third  
Third  
Third**

**8`0" x 5`0"  
3`6" x 3`6"  
11`6" x 11`2"**

**Bedroom  
3pc Bathroom**

**Third  
Third**

**12`5" x 10`0"  
5`0" x 8`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**  
Legal Desc:

**2011552**

Zoning:  
**M-2**

Remarks

Pub Rmks: **Main level studio with Seperate Entrance, Laundry, and Full bath! Welcome to this spacious 1591.5sq ft townhouse in the community of Saddlepeace in NE Calgary. Within walking distance to Savanna Bazaar, Saddletowne LRT, schools, and various amenities. This brand new unit offers modern living across three storeys (4 bdrm + 3.5 bath) with the convenience of a paved back alley, attached garage, and west-facing windows for plenty of natural light. The main floor features a studio suite with a full bathroom, and separate laundry. The second level boasts open-concept living with a bright kitchen featuring soft-close cabinetry, stainless steel appliances, a large quartz kitchen island, and an east-facing balcony. The third level is dedicated to your comfort with a well-sized master bedroom + 4-piece ensuite and two additional bedrooms that are rounded off with a full bathroom and enclosed laundry area, ensuring convenience and functionality.**

Inclusions:  
Property Listed By: **none  
Creekside Realty**

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