



THE
A-TEAM

**RE/MAX
FIRST**

8850 48 Street #8826, Calgary T3J 4C5

MLS®#: **A2185449**

Area: **Saddle Ridge**

Listing Date: **01/06/25**

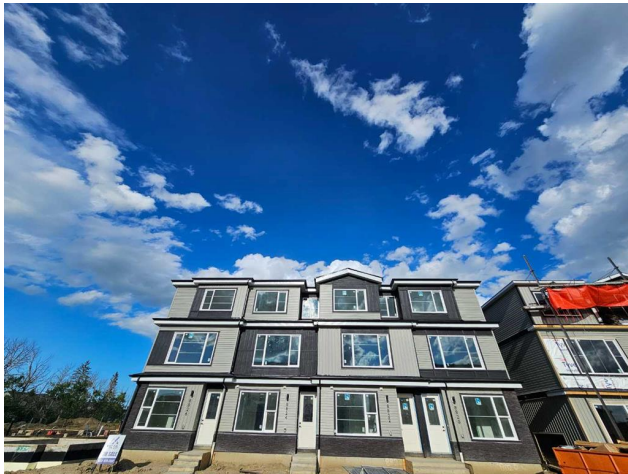
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,424 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

DOM

16
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s)**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`11" x 11`1"	3pc Bathroom	Main	5`0" x 7`8"
Furnace/Utility Room	Main	8`2" x 3`11"	Great Room	Second	12`4" x 15`2"
Kitchen	Second	11`2" x 11`3"	Kitchen With Eating Area	Second	9`11" x 9`1"
Balcony	Second	6`10" x 15`2"	2pc Bathroom	Second	5`2" x 5`0"
Bedroom	Third	10`0" x 10`11"	Bedroom	Third	10`6" x 8`2"

**3pc Bathroom
Bedroom - Primary**

**Third
Third**

**5`0" x 8`2"
12`1" x 9`11"**

**Walk-In Closet
3pc Ensuite bath**
Legal/Tax/Financial

**Third
Third**

**5`8" x 5`0"
8`0" x 5`0"**

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2310333**

Remarks

Pub Rmks: **OPEN HOUSE 12- 3PM SATURDAY & SUNDAY. BONUS MAIN LEVEL STUDIO WITH SEPARATE LAUNDRY AND FULL BATH! Welcome to this spacious townhouse in the sought after community of Saddlepeace in NE Calgary. Situated in the heart of a bustling new neighborhood, it is 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. This space offers flexibility with potential for additional rental income! 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. This brand new unit is available for quick possession, making it a seamless transition for your new home journey. Don't miss out on this opportunity to own a beautiful townhome in a prime location with modern amenities. Schedule your viewing today and experience the best of Saddleridge living!**

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

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