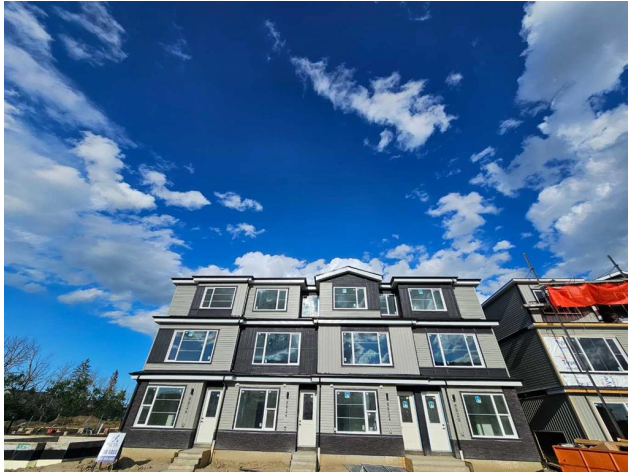




8850 48 Street #8824, Calgary T3J 4C5

MLS® #: **A2185451** Area: **Saddle Ridge** Listing **01/04/25** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 08-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,591**
Lot Information Low Sqft:
 Lot Sz Ar: **1,591 sqft** Ttl Sqft: **1,591**
 Lot Shape:

DOM

49
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

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

Utilities and Features

Roof: **Shingle** Construction:
 Heating: **Forced Air** **Concrete, Mixed, Vinyl Siding**
 Sewer: Flooring:
 Ext Feat: **Balcony** **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete, Slab**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

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:
Property Listed By: **appliances
Creekside Realty**

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