



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8850 48 Street #8824, Calgary T3J 4C5**

MLS® #: **A2185451**

Area: **Saddle Ridge**

Listing Date: **01/04/25**

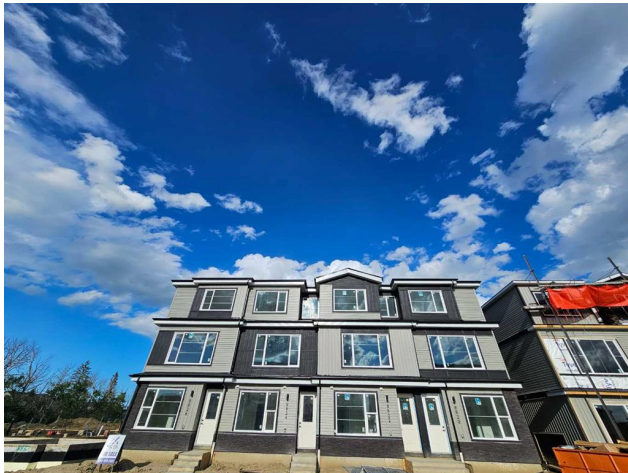
List Price: **\$499,900**

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: **1,591 sqft**  
Lot Shape:

Access:

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

DOM

**18**  
Layout  
Beds: **4 (4)**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Concrete, Mixed, Vinyl Siding**  
Flooring: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 12`2"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>6`0" x 6`9"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7`6" x 4`8"</b>	<b>Great Room</b>	<b>Second</b>	<b>12`0" x 16`4"</b>
<b>Kitchen</b>	<b>Second</b>	<b>12`8" x 12`5"</b>	<b>Kitchen With Eating Area</b>	<b>Second</b>	<b>9`11" x 11`0"</b>
<b>Balcony</b>	<b>Second</b>	<b>6`10" x 16`4"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>5`0" x 5`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`6" x 11`2"</b>	<b>Bedroom</b>	<b>Third</b>	<b>12`5" x 10`0"</b>

**3pc Bathroom  
Walk-In Closet**

**Third  
Third**

**5`0" x 8`6"  
5`9" x 5`0"**

**Bedroom - Primary  
3pc Ensuite bath**  
Legal/Tax/Financial

**Third  
Third**

**11`6" x 11`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: **appliances**  
Property Listed By: **Creekside Realty**

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