

\$479,900 - 8824 48 Street Ne, Calgary

MLS® #A2203474

\$479,900

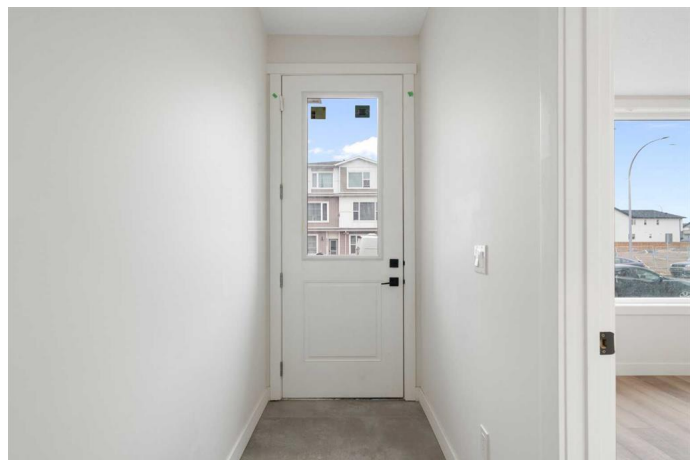
4 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

****OPEN HOUSE April 12 Saturday 12-2pm****

Welcome to this beautifully designed, brand-new construction townhouse, offering a modern, spacious layout with 4 bedrooms and 3.5 bathrooms. Situated just off Metis Trail and only 5 minutes from the airport, this home provides convenient access to major routes, shopping plazas, and the Gurdwara. The main level features a welcoming entryway leading into a versatile primary bedroom with its own private entrance and ensuite, perfect for added privacy or the option to rent out the space. This bedroom is also roughed in for a second laundry area, adding an extra layer of convenience. Access the single garage in the back through this level, providing ease of entry and additional storage options. The open-concept second floor includes a spacious kitchen, dining area, and living room, perfect for family gatherings or entertaining guests. The kitchen boasts stunning quartz countertops, adding a touch of elegance and durability. The entire second level is enhanced with luxurious LVP flooring, providing both style and practicality. Enjoy the outdoors on your private balcony. A conveniently located half bathroom completes the space. The top floor is dedicated to the second primary bedroom, complete with a luxurious ensuite and a large walk-in closet. Two additional bedrooms and another full bathroom provide plenty of space for family or guests. A separate laundry room adds to the home's practicality and ease of living. With its versatile



layout, high-end finishes, and prime location, this townhouse is perfect for modern living. Don't miss out on the opportunity to make this exceptional home yours!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203474 |
| Price | \$479,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,709 |
| Acres | 0.02 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8824 48 Street Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 5N8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range |

| | |
|----------|----------------------------|
| | Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Front Yard |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 15 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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