

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

MLS® #A2203474

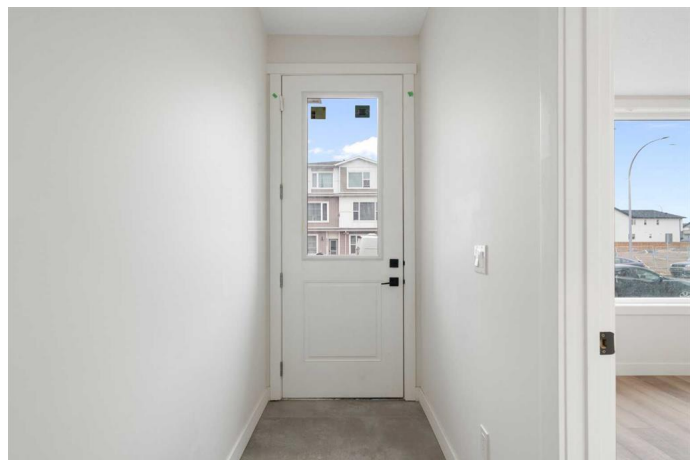
**\$479,900**

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
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.