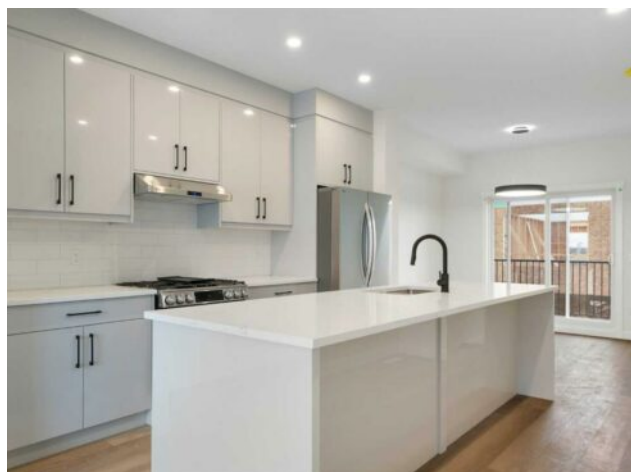


**8808 48 Street NE**  
**Calgary, Alberta**

**MLS # A2281594**



# \$519,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 236
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters		

**Inclusions:** N/A

**\*\*END UNIT FOR SALE\*\*** Brand-new modern 3-storey end unit townhouse in the desirable Saddlepeace (Saddleridge) community. Just a 5-minute walk to Gobind Sarvar High School, minutes from major roadways including Metis Trail and Stoney Trail, and only a 5-minute drive to the Calgary International Airport, this home offers exceptional accessibility to work, travel, schools, shopping plazas, and Gurdwaras. Featuring a bright open-concept design with 9-foot ceilings and durable luxury vinyl plank flooring throughout, the main level showcases a stunning kitchen with quartz countertops, stainless steel appliances, a gas stove, and ample cabinetry, ideal for everyday living and entertaining. The open living and dining space flows to a private balcony, perfect for relaxing or hosting gatherings. This versatile layout includes 4 bedrooms and 3.5 bathrooms. The upper floor boasts a spacious primary suite with a walk-in closet and ensuite, plus two additional bedrooms, a full bath, and convenient upstairs laundry. The entry-level bedroom features its own private entrance, ensuite, and roughed-in laundry, making it perfect for extended family, guests, or rental income potential. Completing this exceptional home is a single attached garage. This townhouse is a must-see for families and investors alike. **\*\*BUILDER HAS ONE INTERIOR UNIT AVAILABLE, PRICED AT \$499,900\*\***