



# 8815 48 Street Calgary Alberta

\$564,900

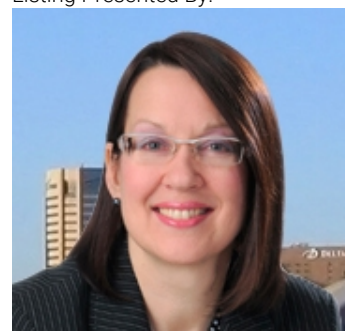
Discover this spacious 1723 sq ft, never-lived-in townhouse in the vibrant Saddlepeace community of Saddleridge NE, Calgary. This east-facing, three-storey unit is within walking distance to Savanna Bazaar, Saddletown LRT, schools, parks, and other amenities, providing convenience and accessibility. As you enter, you'll find a versatile studio complete with a wet bar, a full bathroom featuring a standing shower, and a separate laundry area, offering potential for rental income or a private guest suite. The main floor also includes a large single attached garage with ample storage space. Cozy carpeted stairs lead to the second level, where you'll find a spacious dining and living area, perfect for family gatherings and entertaining. The gourmet kitchen is equipped with a stylish backsplash, soft-close cabinetry, stainless steel appliances, and a quartz kitchen island, providing both functionality and elegance. Luxury vinyl plank (LVP) flooring throughout this level enhances the modern aesthetic. An east-facing balcony offers a serene spot to enjoy your morning coffee or unwind in the evening. The third level features a generously sized master bedroom with a private 4-piece ensuite, ensuring comfort and privacy. Two additional good-sized bedrooms share their own 4-piece bathroom, making it ideal for families or guests. Ample closet space and large windows in each bedroom provide natural light and storage. The unit is designed with contemporary finishes and thoughtful touches throughout. Energy-efficient windows and appliances contribute to lower utility costs. The property is part of a well-maintained community with professional landscaping and management. This townhouse is vacant and available for quick possession. Don't miss the opportunity to own a new home in this vibrant community, offering modern living with easy access to everything you need. (id:6769)

Dining room 10.42 Ft x 10.00 Ft  
 Living room 15.58 Ft x 12.75 Ft  
 Kitchen 12.50 Ft x 10.92 Ft  
 Bedroom 12.83 Ft x 9.83 Ft  
 Bedroom 11.33 Ft x 10.92 Ft  
 2pc Bathroom 5.00 Ft x 4.83 Ft

Laundry room 3.17 Ft x 2.92 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Bedroom 11.92 Ft x 11.17 Ft  
 Furnace 8.42 Ft x 4.17 Ft  
 Laundry room 3.00 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
MaxWell Central

<http://www.jatindercheema.com>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Primary Bedroom 11.00 Ft x 10.83 Ft

3pc Bathroom 5.83 Ft x 5.75 Ft