



## 8825 48 Street Calgary Alberta

\$554,200

This LARGE 1630SQFT UNIT offers you the opportunity to invest in the growing community of SADDLEPEACE N.E - with a TOTAL OF 2 RENTABLE UNITS combined with the illegal basement suite, This unit has a total of 4 BEDROOMS and 3.5 BATH along with an OVERSIZED SINGLE GARAGE. Upstairs you will find 3 bedrooms with 2 FULL baths and laundry. main floor comes with a large living area with a covered deck , you will find ceiling height kitchen cabinets with ISLAND and soft close drawers, quartz countertops AND HALF BATH . BASEMENT has a studio type illegal basement suite with separate entrance, full bath ,and laundry. OVERSIZED SINGLE GARAGE!! Each unit is separately metered. Completion date is estimated to be MARCH 15, 2024 . Some units in the same area have been rented close to \$4000.00 for upstairs and downstairs . Fully covered under the new home Warrenty program !! Condo fees are estimated to be \$191.68 monthly for this unit. Please check supplements for additional information (id:6769)

2pc Bathroom 5.00 Ft x 5.00 Ft  
Dining room 9.92 Ft x 11.00 Ft  
Other 12.67 Ft x 12.42 Ft  
Great room 16.33 Ft x 12.00 Ft  
Other 16.33 Ft x 6.83 Ft  
Primary Bedroom 11.00 Ft x 11.50 Ft  
Other 5.75 Ft x 5.00 Ft  
3pc Bathroom 8.00 Ft x 5.00 Ft

3pc Bathroom 8.50 Ft x 5.00 Ft  
Bedroom 11.50 Ft x 11.17 Ft  
Bedroom 10.00 Ft x 12.42 Ft  
Furnace 8.00 Ft x 4.67 Ft  
3pc Bathroom 6.00 Ft x 5.67 Ft  
Primary Bedroom 12.17 Ft x 11.33 Ft  
Other 8.67 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

<http://jazz.livelovecalgary.com/>

**RE/MAX**

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

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

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