



8809 48 Street Calgary Alberta

\$524,335

This END 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, EXTRA WINDOWS & GUEST PARKING take advantage of being on the corner. 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 \$177.94 monthly for this unit. Please check supplements for additional information (id:6769)

Great room 15.17 Ft x 12.33 Ft

Kitchen 11.25 Ft x 11.17 Ft

Dining room 9.92 Ft x 9.08 Ft

2pc Bathroom 5.00 Ft x 5.17 Ft

Primary Bedroom 9.92 Ft x 12.08 Ft

Other 5.00 Ft x 5.67 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

3pc Bathroom 8.17 Ft x 5.00 Ft

Bedroom 10.92 Ft x 10.00 Ft

Bedroom 8.17 Ft x 10.50 Ft

Other 8.67 Ft x 3.92 Ft

3pc Bathroom 7.67 Ft x 5.00 Ft

Laundry room 3.92 Ft x 3.42 Ft

Primary Bedroom 11.08 Ft x 8.92 Ft

Listing Presented By:



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