8808 48 Street NE
Calgary, Alberta

MLS # A2281594

$519,900

Division:	Saddle Ridge
Type:	Residential/Four Plex
Style:	3 (or more) Storey

Size:	1,707 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.02 Acre
Lot Feat:	Corner Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 236
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters

Inclusions: N/A

Brand-new modern 3-storey end unit townhouse in the desirable Saddlepeace (Saddleridge) community. Just a 5-minute walk to Gobind Sarvar High Shool, 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.