



**GRASSROOTS**  
REALTY GROUP

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203, 8850 48 Street NE  
Calgary, Alberta

MLS # A2313609



**\$499,950**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Saddle Ridge                                                             |        |                  |
| Type:     | Residential/Four Plex                                                    |        |                  |
| Style:    | 3 (or more) Storey                                                       |        |                  |
| Size:     | 1,473 sq.ft.                                                             | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Garage Door Opener, Garage Faces Rear, Guest, Insulated, Paved, Single G |        |                  |
| Lot Size: | 0.00 Acre                                                                |        |                  |
| Lot Feat: | See Remarks                                                              |        |                  |

|             |                                                                                                                                       |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                               | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                       | Condo Fee: | \$ 199 |
| Basement:   | None                                                                                                                                  | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                                                    | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                                                                                                       | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |            |        |
| Inclusions: | n/a                                                                                                                                   |            |        |

Incredible Opportunity in Savanna, NE Calgary! 4 Brand-New Townhomes by Duke Homes! Welcome to a rare real estate offering in the highly sought-after, family-friendly community of Savanna. Built by the reputable Duke Homes, this exclusive collection of four brand-new, premium townhomes offers a variety of versatile floor plans to choose from. Ranging between 1,400 to 1,500 sq. ft. of beautifully designed living space, each unit features 3 to 4 spacious bedrooms and 3.5 pristine bathrooms. Designed with modern living and maximum ROI in mind, every townhome boasts an attached single-car garage and a rare, separate main-level bachelor den complete with its own full bathroom and dedicated laundry—perfect for an multi-generational family or an incredible extra income stream! The main living areas flow seamlessly, leading to an outdoor patio already equipped with a BBQ gas line for effortless summer entertaining. Unbeatable Location & Convenience: Cultural & Community Hub: Located just moments away from the local Gurdwara and the vibrant Saddle Towne Circle. Shopping & Amenities: Endless retail, dining, and grocery options are right at your doorstep. Transit & Commuter Friendly: Excellent proximity to major transit hubs, the C-Train, and quick, easy access to major highways and the Calgary International Airport. Family Focused: Surrounded by great schools, parks, and playgrounds. Enjoy a low-maintenance lifestyle with low condo fees that conveniently cover snow removal and garbage pickup. Whether you are looking for the perfect family home with a mortgage helper or an elite addition to your investment portfolio, these units offer unmatched value. Choose your floor plan today before they are gone!

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