



GRASSROOTS
REALTY GROUP

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203, 8850 48 Street NE
Calgary, Alberta

MLS # A2332637



\$499,500

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,570 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	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:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, 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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