\$615,000 - 8968 46 Street Ne, Calgary

MLS® #A2229379

\$615,000

4 Bedroom, 4.00 Bathroom, 1,467 sqft Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

*** OPEN HOUSE SATURDAY JUNE 12 FROM 2PM-4PM *** Located in the vibrant and growing community of Savanna in Saddle Ridge, this impressive 2-storey half duplex offers the perfect blend of space, functionality, and convenience. 4 Bed + 3.5 Bath + Fully Finished Basement + Separate Side Entry + Heated Oversize Double Detached Garage. This home is very well maintained and shows pride of ownership. The open floor plan creates a welcoming atmosphere, while the kitchen boasts stainless steel appliances and generous counter spaceâ€"perfect for everyday cooking and entertaining alike. Upstairs, the large bedrooms provide ample space and comfort, while the fully finished basementâ€"with a separate side entranceâ€"adds flexibility for extended family. With a brand-new roof and siding, you have peace of mind for the future. Outside, you'll find a rare heated oversized double detached garage, offering plenty of room for parking and storage. Situated just steps from shopping plazas, parks, and schools, and with easy access to Stoney Trail, Metis Trail, Genesis Centre and the Calgary Airport, this is a turnkey opportunity in one of NE Calgary's most accessible and desirable neighborhoods.







Built in 2018

Essential Information

MLS® # A2229379 Price \$615,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,467
Acres 0.07
Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 8968 46 Street Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0X6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters,

Storage, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 5

Zoning R-2M

Listing Details

Listing Office RE/MAX Realty Professionals

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