

# \$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

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 space—perfect for everyday cooking and entertaining alike. Upstairs, the large bedrooms provide ample space and comfort, while the fully finished basement—with a separate side entrance—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 | 33              |
| Zoning         | R-2M            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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