

8968 46 Street NE  
Calgary, Alberta

MLS # A2229379



**\$615,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** All TV Wall Mounts , Shed as is Condition

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.