

# \$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® #

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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	32
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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