

\$629,000 - 8963 46 Street Ne, Calgary

MLS® #A2112293

\$629,000

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 8963 46 Street NE! THIS beautiful modern duplex is located in Savanna , the most desired community of Calgary NE. This Gorgeous 2-storey home with a total of 4 bedrooms, 3.5 bathrooms and a fully finished illegal basement suite (Currently Rented) with a SEPARATE SIDE ENTRANCE. The floor-plan will work for all your furnishings with lots of wow factor including 9â€™™ ceilings on the main ,large windows offering good light from all directions, lovely interior colour scheme, ! Enter the foyer to a bright living room perfect for family gatherings . The beautiful kitchen is tastefully created with exquisite quartz countertops , beautiful backsplash , a center island with an eating area, a pantry and stainless steel appliances. A mudroom and 2-piece bathroom complete the main floor. As we make our way up the stairs we find the vast master bedroom with its well sized walk-in closet. Master bedroom is also complemented with a 4-pc ensuite. In addition, on this level we also find 2 spacious bedrooms, and another 4-pc bath as well upstairs laundry.. The basement has an illegal-suite, separate entrance, fully developed, offers 1 decent size bedrooms , living room, full kitchen, 3-piece bathroom, and den for office use or can be use as bedroom. This incredible home is situated close to school, playground, shopping complex , restaurants, grocery store, and easy access to Stoney Trail. Call your favorite realtor today to book a private showing.



Built in 2019

Essential Information

MLS® #	A2112293
Price	\$629,000
Sold Price	\$631,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8963 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0X6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 18th, 2024
Days on Market	12
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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