

# \$589,900 - 8915 46 Street Ne, Calgary

MLS® #A2206812

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom east-facing duplex located in the vibrant community of Savanna in NE Calgary. With its modern design, spacious layout, and convenient location, this home is perfect for families and professionals alike.

The main floor features a bright and airy living area with large east-facing windows, allowing for plenty of natural light. The open-concept dining space flows seamlessly into a modern kitchen, which boasts ample cabinetry, stainless steel appliances, a pantry, and elegant finishes. A convenient 2-piece bathroom completes this level.

Upstairs, you'll find a huge primary bedroom with a walk-in closet (WIC) and a private 3-piece ensuite. Two generously sized secondary bedrooms provide comfortable living space, and a shared 4-piece bathroom ensures convenience for the whole family. The laundry room is also located on this floor, making chores effortless.

This home also offers a basement side entrance, leading to an unfinished basement with potential of future Legal suite subject to approval and permitting by the city of Calgary. Alternatively you can also setup home gym, or entertainment space. Basement has additional laundry and 3-Pcs bathroom rough-ins. The backyard is landscaped and fenced, featuring a deck—perfect for outdoor relaxation. A 2-car parking pad provides ample parking space at the back of the home. Situated in a prime location, this property is



just minutes from YYC Airport, Genesis Centre, LRT station, schools, parks, restaurants, and grocery stores. Everything you need is within reach!  
Don't miss out on this incredible opportunity—book a showing today to see this beautiful home for yourself!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206812               |
| Price          | \$589,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,430                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8915 46 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0X6           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------|

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas                                                     |
| Cooling      | None                                                                        |
| Has Basement | Yes                                                                         |
| Basement     | Full, Unfinished                                                            |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 31              |
| Zoning         | R-2M            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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