

# \$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 deckâ€”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 opportunityâ€”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	45
Zoning	R-2M

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.