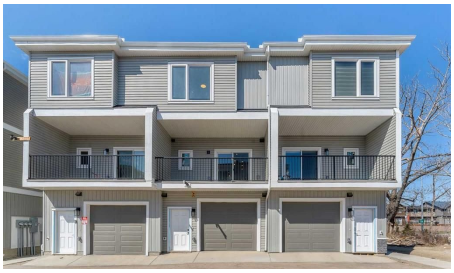
203 8850 48 Street NE

Calgary | Active | MLS® A2332637

$499,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,569.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Gold

A closer look

Incredible Opportunity in Savanna, NE Calgary! 4 Brand-New Townhomes by Duke Homes!

Welcome to a rare real estate offering in the highly sought-after, family-friendly community of Savanna. Built by the reputable Duke Homes, this exclusive collection of four brand-new, premium townhomes offers a variety of versatile floor plans to choose from. Ranging between 1,400 to 1,500 sq. ft. of beautifully designed living space, each unit features 3 to 4 spacious bedrooms and 3.5 pristine bathrooms.

Designed with modern living and maximum ROI in mind, every townhome boasts an attached single-car garage and a rare, separate main-level bachelor den complete with its own full bathroom and dedicated laundry-perfect for an multi-generational family or an incredible extra income stream! The main living areas flow seamlessly, leading to an outdoor patio already equipped with a BBQ gas line for effortless summer entertaining.

Unbeatable Location & Convenience:

Cultural & Community Hub: Located just moments away from the local Gurdwara and the vibrant Saddletowne Circle.

Shopping & Amenities: Endless retail, dining, and grocery options are right at your doorstep.

Transit & Commuter Friendly: Excellent proximity to major transit hubs, the C-Train, and quick, easy access to major highways and the Calgary International Airport.

Family Focused: Surrounded by great schools, parks, and playgrounds.

Enjoy a low-maintenance lifestyle with low condo fees that conveniently cover snow removal and garbage pickup. Whether you are looking for the perfect family home with a mortgage helper or an elite addition to your investment portfolio, these units offer unmatched value. Choose your floor plan today before they are gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332637
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,569.68 sq. ft.
Condo Fee:	$199.00
Condo Fee Includes:	Common Area Maintenance, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	0 sq. ft.
Lot Frontage:	0'
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2310333;26
Heating:	Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
Builder:	Duke Homes
New Constr.:	Yes
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Garage Faces Rear, Guest, Insulated, Paved, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level, Multiple Locations, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Saddle Ridge
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A

Restrictions:	Airspace Restriction, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Bedroom · 11'2" × 7'10" ·
Main Floor	Furnace/Utility Room · 9'11" × 3'4" ·
2nd Floor	Living Room · 15'4" × 10'6" ·
2nd Floor	Kitchen · 11'8" × 11'6" ·
2nd Floor	Dining Room · 9'7" × 9'7" ·
3rd Floor	Bedroom - Primary · 12'7" × 10' ·
3rd Floor	Walk-In Closet · 5'8" × 5' ·
3rd Floor	Bedroom · 10'11" × 10' ·
3rd Floor	Bedroom · 10'6" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s)
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Jul 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-8850-48-street-ne-calgary-a2332637/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.