# \$474,900 - 302, 10060 46 Street Ne, Calgary

MLS® #A2200552

## \$474,900

3 Bedroom, 3.00 Bathroom, 1,331 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome home to an open concept two story townhome in Saddle Ridge. With 3 bedrooms and 2.5 bathrooms, this home is perfect for families. Plenty of natural light on the main floor which is ideal for entertaining and family time together. The large kitchen features stainless steel appliances, quartz countertops, and beautiful flooring. The deck off the main living area is perfect for barbequing, dining, and relaxing. The upper level hosts a primary suite with a walk-in closet and ensuite bath. along with two more generous bedrooms, a well-appointed four-piece bathroom, and a convenient laundry location. The single attached garage provides convenience and security. This home is steps away from a playground, schools, shopping centers, the LRT and the YMCA making it the perfect blend of suburban comfort and urban accessibility. Call your favorite Realtor and book a showing today!

Built in 2023

**Bathrooms** 

### **Essential Information**

MLS® # A2200552
Price \$474,900
Bedrooms 3

3.00

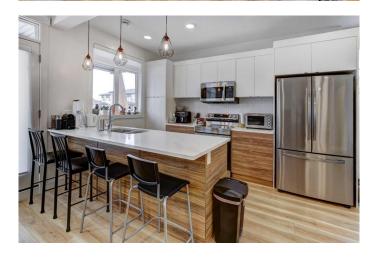
Full Baths 2

Half Baths 1

Square Footage 1,331







Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 302, 10060 46 Street Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2H8

#### **Amenities**

Amenities Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Quartz Counters, See Remarks

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer

Stacked

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description See Remarks
Roof Asphalt Shingle

Construction Stone, Vinyl Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed March 7th, 2025

Days on Market 26

Zoning M-1

# **Listing Details**

Listing Office Ally Realty

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