

# \$389,900 - 207, 10060 46 Street Ne, Calgary

MLS® #A2207852

**\$389,900**

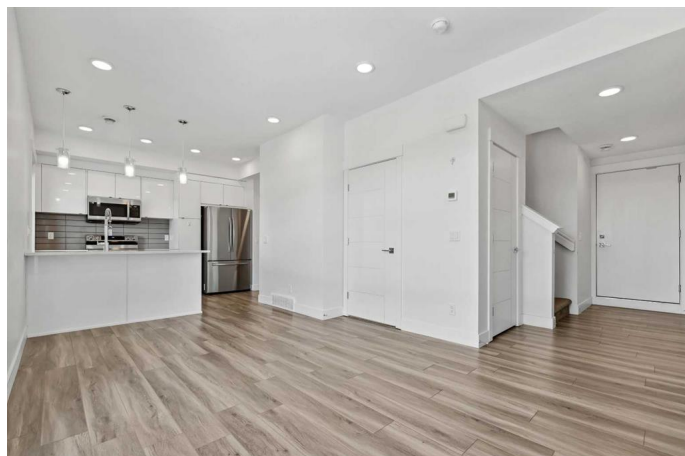
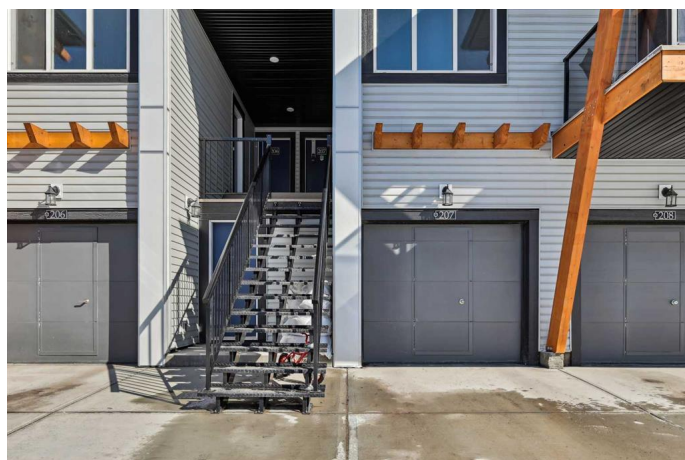
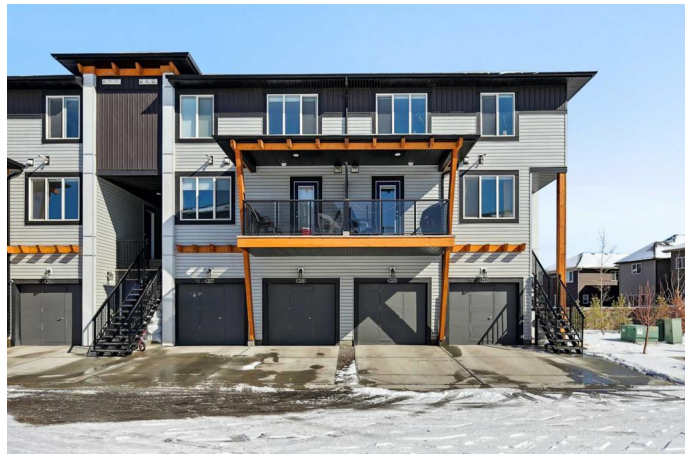
2 Bedroom, 3.00 Bathroom, 911 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this 2023 built AFFORDABLE townhouse with LOW CONDO FEES & a SINGLE ATTACHED GARAGE in the heart of Saddle Ridge, arguably one of NE Calgary's most sought after townhouse complexes with a great location that is nestled along Savanna Blvd providing easy access to Metis Trail, Stoney Trail, Costco, a future LRT/train station nearby, shopping, restaurants, playgrounds, schools & CrossIron Mills Shopping Centre. This 2 bedroom/ 2.5 bathroom home features modern vinyl plank flooring, in unit laundry, tons of natural sunlight, quartz countertops, a modern kitchen with a sleek subway tile backsplash & stainless steel appliances. The OPEN CONCEPT main level greets you with an optimal layout seamlessly connecting the living room to the dining room, kitchen, half bathroom, laundry closet & access to the garage. The large upper level primary bedroom retreat features a 3 pc ensuite bathroom. Down the hall is the second bedroom that is conveniently located next to the 4 pc full bathroom. This is a well maintained complex in a great location that is PET FRIENDLY (upon board approval) that does not have many units come up for sale, especially at this price point!

Built in 2023

## Essential Information



MLS® #	A2207852
Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	911
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	207, 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	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
Zoning	M-1

### **Listing Details**

Listing Office	Grassroots Realty Group
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