

# \$459,900 - 411, 10060 46 Street Ne, Calgary

MLS® #A2207744

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

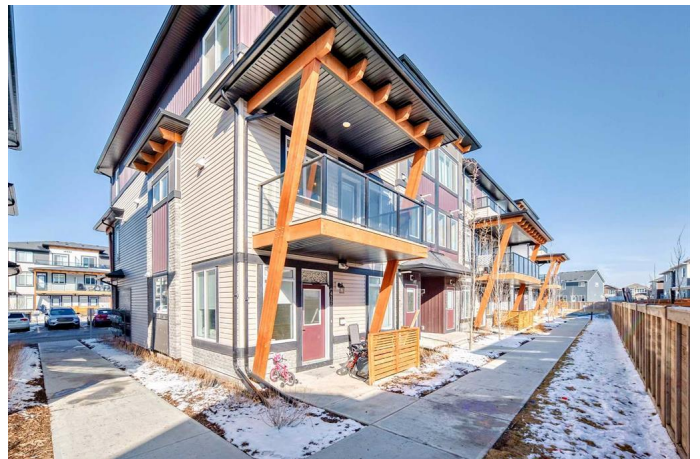
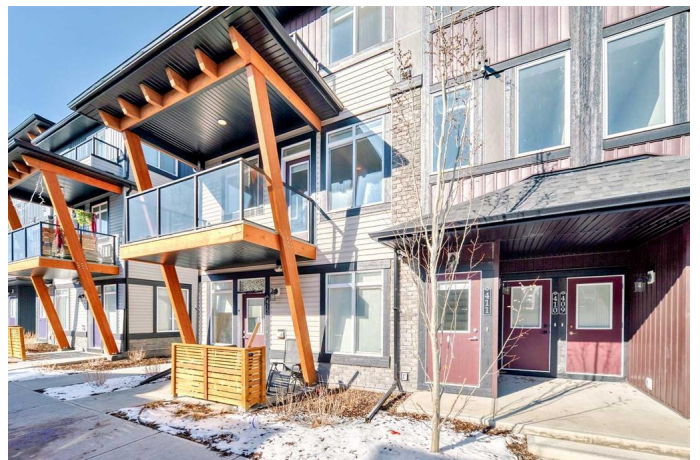
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**\*\*10K Price reduced for Quick sale\*\*** Welcome to a meticulously maintained 2023-built townhome and this fully finished 2 storey home (END UNIT for the main and upper level).

**VERY LOW CONDO FEES!! 3**

**BEDROOMS+2.5 Bath!!** This end unit shares only limited number of common walls and has lots of windows letting in lots of sunlight throughout the home. It features open concept main floor consisting of large living area, dining area, kitchen, and half bath and three bedrooms and 2 Full bath (1x3PC Bath & 1x4PC Bath) upstairs. Master Bedroom is a great size with its own **PRIVATE BALCONY** and **LARGE WALK-IN CLOSET**. This home has lots to offer and yet it will provides the new owner with lots of opportunity to incorporate their own touch to make it their own. **MAJOR FEATURES:** Upgraded Kitchen, One **BIG DECK** on the main floor and **PRIVATE BALCONY** for Primary Bedroom, Upgraded appliances, Lots of windows, Upgraded light fixtures and more. Home is extremely well taken care of and as a result this unit is currently one of the best priced unit in the area. This home has the single attached large size garage to accommodate your vehicle and some storage. **NO SMOKING HOME** and owners had no pets in the home. Located close to a school, parks, pathways and public transportation. This is truly a great location. This house will not last long, so book your viewings today!



Built in 2023

Essential Information

MLS® #	A2207744
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	411, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2H8

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, 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	April 1st, 2025
Days on Market	28
Zoning	M-1

### **Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.