

# \$469,900 - 302, 10060 46 Street Ne, Calgary

MLS® #A2200552

## \$469,900

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

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200552  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 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      | Vinyl Siding, Stone |
| Foundation        | Poured Concrete     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 44              |

Zoning M-1

## **Listing Details**

Listing Office Ally Realty

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