

# \$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	58

Zoning                      M-1

**Listing Details**

Listing Office              Ally Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.