

# \$450,000 - 511, 10060 46 Street Ne, Calgary

MLS® #A2235644

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Nestled in Saddle Ridge, this inviting three-storey townhouse offers a comfortable and convenient lifestyle. The main living space, situated on the second level, features an open-concept design encompassing a bright living room, a well-appointed kitchen showcasing beautiful two-toned cabinetry and elegant granite countertops, and a welcoming eating area. Step out onto your private balcony, perfect for enjoying the outdoors. Ascending to the top floor, you'll find three comfortable bedrooms, including a primary suite with a convenient three-piece ensuite bathroom. A well-appointed four-piece main bathroom serves the additional bedrooms. The convenience of a single attached garage adds to the appeal. Enjoy a fantastic location with a short distance to a variety of shopping and dining options, all within a wonderful community that's ideal for growing families.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235644  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,225     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2023          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 511, 10060 46 Street Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2H8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters                                                   |
| 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   | Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 2               |
| Zoning         | M-1             |

**Listing Details**

Listing Office                      eXp Realty

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