

# \$444,900 - 411, 10060 46 Street Ne, Calgary

MLS® #A2207744

**\$444,900**

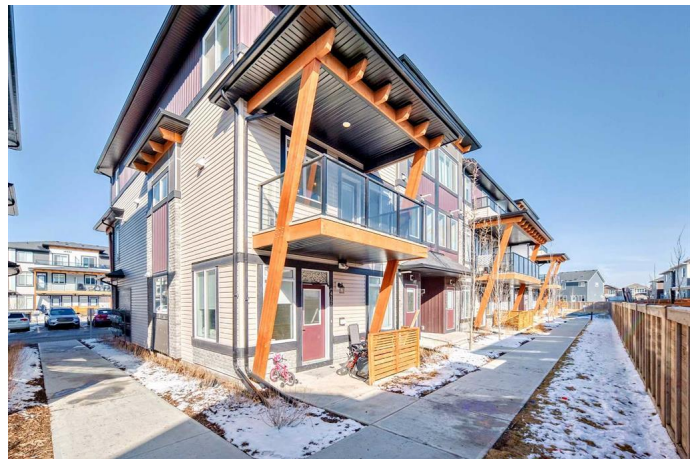
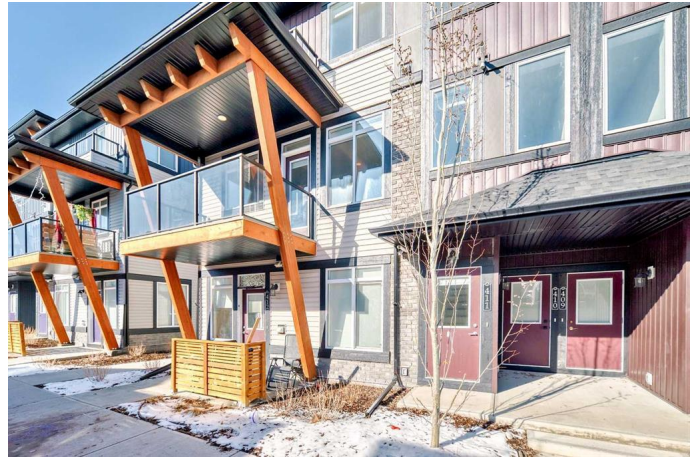
3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**\*\*25K Price reduced - Call for viewing today!\*\***

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          | \$444,900     |
| 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, Refrigerator, Microwave Hood Fan, 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    | April 1st, 2025 |
| Days on Market | 45              |
| 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.