

# \$469,900 - 911, 10060 46 Street Ne, Calgary

MLS® #A2217225

## \$469,900

3 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

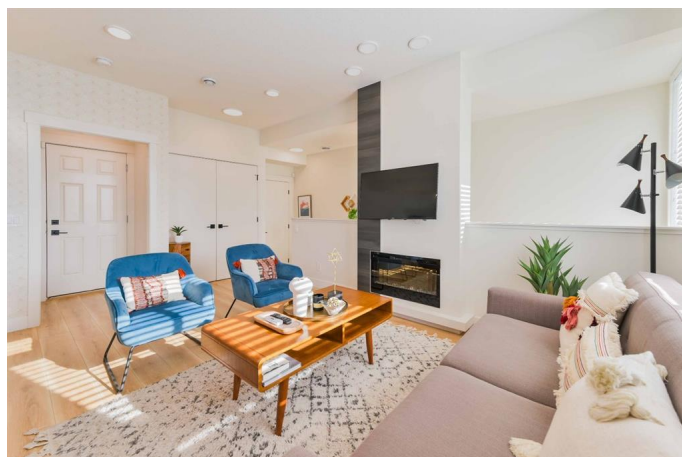
Saddle Ridge, Calgary, Alberta

Welcome to this stunning former showhome end unit, 3 bedroom, 2.5 bathroom townhome that showcases an open-concept design perfect for entertaining and family living. The main floor impresses with a chef-inspired kitchen featuring stainless steel appliances, a large island with a breakfast bar, soaring 9-foot ceilings, and a patio ideal for enjoying warm summer evenings. Upstairs, the spacious primary suite includes a 3-piece ensuite, a walk-in closet, and a private second balcony. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete the level. A single attached garage conveniently backs onto the visitor parking. Savanna offers convenient access to shopping, dining, the Saddleridge LRT station, Savanna Bazaar Shopping Centre, Govind Sarvar School & Gurudwara, Stoney Trail, and the YYC Airport. Whether buying your first home, downsizing, or investing, this is an affordable luxury at its finest. Call today for a private showing!

Built in 2021

## Essential Information

MLS® #	A2217225
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,330
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	911, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

### Amenities

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

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	99
Zoning	M-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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