

# \$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

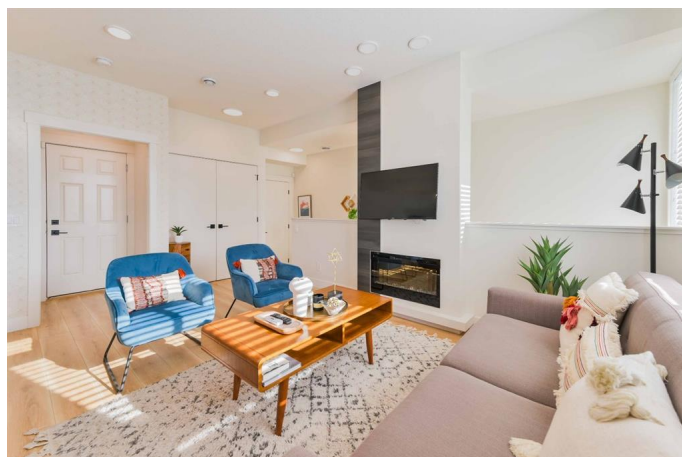
Saddle Ridge, Calgary, Alberta

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	88
Zoning	M-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.