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

MLS® #A2253457

### \$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® # A2253457 Price \$450,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

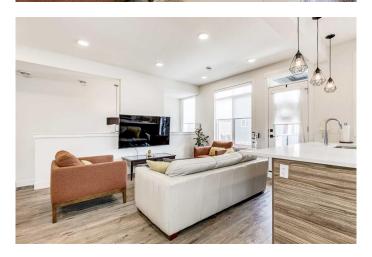
Half Baths 1

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 September 3rd, 2025

Days on Market 58
Zoning M-1

## **Listing Details**

Listing Office eXp Realty

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