

906, 10060 46 Street NE  
Calgary, Alberta

MLS # A2173784



**\$254,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	441 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 124
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** N/A

Move-In Ready | Low Condo Fees | Main Floor Unit | Incredible Investment or For First Time Home Buyer | Modern Finishes | 1-Bedroom | 1-Bathroom | In Unit Laundry | Large Windows | High Ceilings | Full Height Cabinets | Stainless Steel Appliances | Patio | Titled Parking Stall | Family Friendly Neighborhood. Welcome to beautiful 2022 built 1 bed 1 bath condo with modern finishes and a titled surface parking stall. Open the front door to a living room with large windows to fill the space with natural light. The kitchen is finished with full height cabinets, stainless steel appliances and quartz countertops. The laundry is a stacked washer dryer set tucked into a hall closet to not take away any of your living space. The bedroom has plush carpet flooring adding to the comfort of the space. The 4pc bathroom has a tub/shower combo and single vanity with storage. The front porch is a great space for outdoor seating to enjoy the community in the summer months. The titled parking stall is an added bonus. The low condo fees with this unit make this perfect for a first time home buyer or an investor! Hurry and book a showing at this incredible home today!