

211, 10060 46 Street NE  
Calgary, Alberta

MLS # A2180194



**\$254,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	481 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This modern and stylish end-unit condo offers the perfect combination of comfort, convenience, and affordability, making it ideal for first-time buyers or investors. Situated on the main floor with low condo fees, this one-bedroom, one-bathroom home boasts a bright and airy open-concept design with large windows, high ceilings, and contemporary finishes throughout. The kitchen features full-height cabinets, quartz countertops, and stainless steel appliances, while the in-unit stacked washer and dryer maximize space and functionality. The bedroom provides a cozy retreat with plush carpet flooring, and the sleek 4-piece bathroom includes a tub/shower combo and a vanity with storage. Located in the vibrant and family-friendly community of Savanna, the condo offers close proximity to shopping, dining, the Saddleridge LRT station, Savanna Bazaar Shopping Centre, Govind Sarvar School & Gurudwara, Stoney Trail, and YYC Airport. This move-in-ready home is a rare opportunity for anyone seeking affordable luxury in a prime location. Contact us today to schedule your private showing!