

307, 10060 46 Street NE  
Calgary, Alberta

MLS # A2197625



**\$235,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	464 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 124
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Experience living at Essential Phase 2 Savanna situated within Saddle Ridge. Perfect for investors or for first time buyers. This welcoming 1 Bedroom, 1 Bathroom, private outdoor entrance, built in 2023, ground floor, SW facing condo. Walking into the living area which is designed to maximize space and comfort, the sleek kitchen is equipped with stainless steel appliances, spacious island and plenty of cabinet space. The bedroom and closet provides ample space and the 4 piece bathroom is well-appointed featuring contemporary fixtures and finishes. The full sized stacked in-suite laundry is tucked in a closet at back of bathroom maximizing space. Additionally covered outdoor patio area and one titled parking stall. The community is well connected with numerous amenities including, shopping, dining, schools, registry, walking distance to park. Near by transit / LRT station, Stoney Trail / Metis Trail provide convenient commuting access and travel. Book your showing today.