

# \$429,900 - 208, 10060 46 Street Ne, Calgary

MLS® #A2232656

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

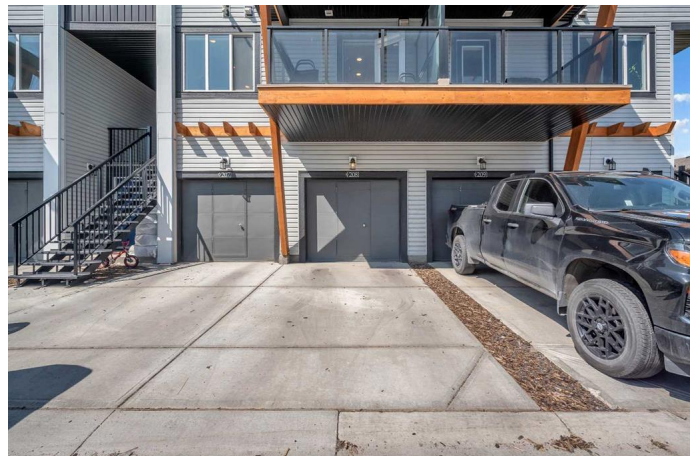
Saddle Ridge, Calgary, Alberta

Modern Luxury in a Prime Location! LOW CONDO FEES This beautifully designed 2 bed, 2.5 bath townhouse offers high-end finishes throughout, including quartz countertops, gold-accented hardware, and elegant ceramic tile flooring. The open-concept layout features a gourmet kitchen, bright living space, and a private balcony perfect for relaxing or entertaining. Upstairs, both spacious bedrooms include their own ensuites for added comfort. Enjoy the convenience of an attached single-car garage and a location that truly stands out – just steps from schools, bus stops, and vibrant commercial plazas. Whether you're a first-time homebuyer or an investor, this is an incredible opportunity to own a stylish, low-maintenance property in a high-demand area. PET FRIENDLY (upon board approval)

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232656  |
| Price          | \$429,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,015     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2023                   |
| Type       | Residential            |
| Sub-Type   | Row/Townhouse          |
| Style      | 3 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 208, 10060 46 Street Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2H8                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Single Garage Attached          |
| # of Garages   | 2                               |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Storage                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Basement          | None                                                                            |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Aluminum Siding                            |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 67              |

Zoning M-1 d100

## Listing Details

Listing Office PREP 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.