

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

MLS® #A2235644

## \$450,000

3 Bedroom, 3.00 Bathroom, 1,225 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

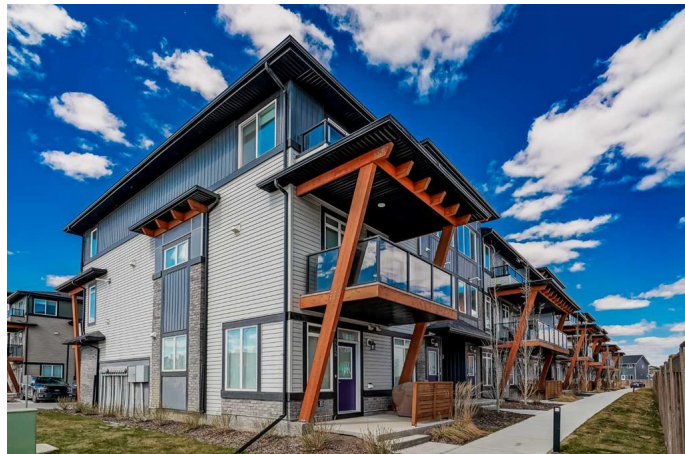
OPEN HOUSE SUN JULY 27 FROM 1-3!!

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® #	A2235644
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	June 30th, 2025
Days on Market	41

Zoning M-1

## **Listing Details**

Listing Office eXp Realty

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