

208, 10060 46 Street NE
Calgary, Alberta

MLS # A2232656

\$429,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,015 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 162
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: none

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)