

# \$384,900 - 209, 10060 46 Street Ne, Calgary

MLS® #A2232144

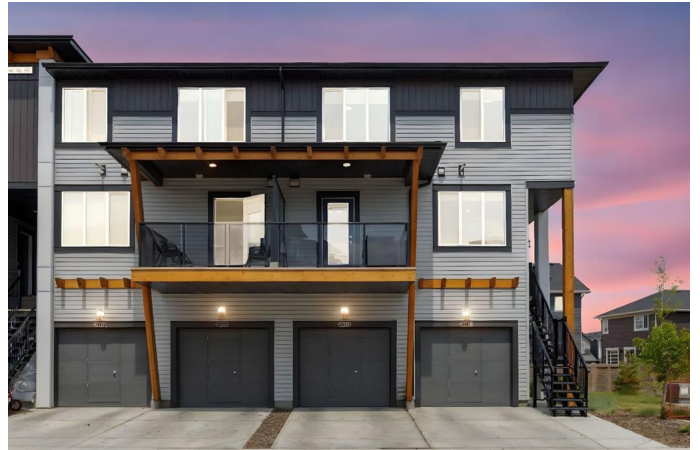
**\$384,900**

2 Bedroom, 3.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

The "SAVANNA TOWNHOME COMPLEX" is seriously one of the most popular new multi-unit residences in the Calgary's Northeast. If you are looking for a modern, two-bedroom, two and a half bath, complete with single attached garage, is on your list, book a showing today. You will surely be impressed with the tastefully OPEN-CONCEPT .....BLEND Model. This model is one of the most coveted in the complex. You'll enjoy a quieter space with this END Unit. You have no adjoining suite to the east but rather, as you open your front door, enjoy your elevated view of a park-like green space. Modern plank flooring flows through the entire main floor. You'll immediately be impressed with the Chef's style kitchen with breakfast bar, stainless steel appliances, quartz countertops, an abundance of cupboards and counter space complimented by the sleek subway style backsplash. A generous, south-facing, elevated deck will become a popular family hangout. 9-foot main floor ceilings interpret to an abundance of natural light, year-round. The thoughtful floor plan includes your 2nd-floor laundry pair, just steps from both bedrooms. The Primary bedroom complete with a private four-piece ensuite. A couple of unique upgrades the sellers have included are a kitchen area hose bib for easy cleaning up your upper deck along with another installed exclusively in the single attached garage. This is the icing on the cake to the very appealing epoxy-painted flooring to help control any road spill. Love where you



live. Savanna is conveniently located only minutes away from major shopping, highways, the Calgary International airport and the Saddleridge LRT station. Live in affordable luxury and with a very LOW monthly Condo fee. Don't let this one pass you by, call your agent to book a showing.

Built in 2023

**Essential Information**

MLS® #	A2232144
Price	\$384,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	958
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	209, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	13
Zoning	M-1 d100

## Listing Details

Listing Office	Royal LePage Benchmark
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