

**911, 10060 46 Street NE**  
**Calgary, Alberta**

**MLS # A2217225**



## \$469,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 183
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning former showhome end unit, 3 bedroom, 2.5 bathroom townhome that showcases an open-concept design perfect for entertaining and family living. The main floor impresses with a chef-inspired kitchen featuring stainless steel appliances, a large island with a breakfast bar, soaring 9-foot ceilings, and a patio ideal for enjoying warm summer evenings. Upstairs, the spacious primary suite includes a 3-piece ensuite, a walk-in closet, and a private second balcony. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete the level. A single attached garage conveniently backs onto the visitor parking. Savanna offers convenient access to shopping, dining, the Saddleridge LRT station, Savanna Bazaar Shopping Centre, Govind Sarvar School & Gurudwara, Stoney Trail, and the YYC Airport. Whether buying your first home, downsizing, or investing, this is an affordable luxury at its finest. Call today for a private showing!