

**511, 10060 46 Street NE
 Calgary, Alberta**

MLS # A2253457



\$450,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,225 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Street Lighting		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	No Smoking Home, Quartz Counters		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 182		
LLD:	-		
Zoning:	M-1		
Utilities:	-		
Inclusions:	N/A		

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.