

**908, 10060 46 Street NE**  
**Calgary, Alberta**

**MLS # A2244222**



# \$400,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 183
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Don't miss this opportunity to own a stunning 3-BEDROOM, 2.5-BATH townhome with LOW CONDO FEE in the vibrant community of Savanna. This home offers a bright, open-concept layout with a modern kitchen, stainless steel appliances, and a spacious primary bedroom complete with a walk-in closet and private ensuite. Enjoy the convenience of upper-level laundry, a large balcony perfect for relaxing, and low condo fees that help keep ownership affordable. Located just steps from schools, parks, walking paths, and public transit, everything you need is close by. Whether you're a first-time buyer, downsizing, or looking for an investment, this home delivers comfort, style, and exceptional value in a growing neighbourhood.