



GRASSROOTS
REALTY GROUP

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506, 10060 46 Street NE
Calgary, Alberta

MLS # A2232148



\$219,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	468 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Other, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

This bright and modern 1-bedroom, 1-bathroom ground-floor condo is perfect for first-time buyers, downsizers, or investors. Built in 2023, the home features a stylish kitchen with stainless steel appliances, a spacious island, and plenty of cabinet space—ideal for cooking and entertaining. The open layout offers a comfortable living area, a well-sized bedroom with ample closet space, and a full 4-piece bathroom with contemporary finishes. Enjoy the convenience of in-suite laundry, a private covered patio, and your own titled parking stall. Located in the vibrant community of Savanna in Saddle Ridge, you’re just steps from parks, shopping, dining, schools, and public transit—including nearby LRT access. Quick routes to Stoney Trail, Metis Trail, and the Calgary Airport make commuting a breeze. This move-in-ready home blends style, function, and unbeatable convenience. Book your showing today!