



GRASSROOTS
REALTY GROUP

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908, 10060 46 Street NE
Calgary, Alberta

MLS # A2244222



\$400,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 183
Basement:	None	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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.