



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10073 46 Street NE
Calgary, Alberta

MLS # A2250627



\$580,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,665 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Other	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY ACCESSIBLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential. Step inside to an OPEN-CONCEPT main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. FRESHLY REPAINTED throughout, the home feels bright, welcoming, and move-in ready. Upstairs, you’ll find THREE SPACIOUS BEDROOMS, including a primary suite with its own ensuite, offering comfort and privacy for the whole family. The home features a TWO-CAR GARAGE, providing both convenience and extra storage. At the back, an EXTENDED COMPOSITE DECK overlooks the well-maintained yard, giving you the perfect outdoor space for summer barbecues, morning coffee, or simply relaxing in your own private retreat. THE UNDEVELOPED BASEMENT is a blank canvas—ready for you to bring your vision to life. It has a SIDE ENTRY AND ROUGH-IN FOR DEVELOPMENT OF A FUTURE LEGAL BASEMENT SUITE. This property is not only ideal for growing families looking for a place to call home but also an excellent opportunity for investors seeking a well-kept property in a desirable location. Don’t miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential.