



**GRASSROOTS**  
REALTY GROUP

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511, 10060 46 Street NE  
Calgary, Alberta

MLS # A2253457



**\$450,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                  |
| <b>Type:</b>     | Residential/Five Plus              |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                 |               |                  |
| <b>Size:</b>     | 1,225 sq.ft.                       | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached             |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Landscaped, Level, Street Lighting |               |                  |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | \$ 182 |
| <b>Basement:</b>   | None                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Quartz Counters |                   |        |

**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.