



**706, 10060 46 Street NE
Calgary, Alberta**

MLS # A2268486



\$199,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	488 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Experience living at Essential Phase 2 Savanna situated within Saddle Ridge. Perfect for investors or for first time buyers. This welcoming 1 Bedroom, 1 Bathroom, private outdoor entrance, built in 2023, ground floor, East facing condo. Walking into the living area which is designed to maximize space and comfort, the sleek kitchen is equipped with stainless steel appliances, spacious island and plenty of cabinet space. The bedroom and closet provides ample space and the 4 piece bathroom is well-appointed featuring contemporary fixtures and finishes. The full sized stacked in-suite laundry is tucked in a closet at back of bathroom maximizing space. Additionally a covered 82 Sqf outdoor patio area and one titled parking stall. (#32). The community is well connected with numerous amenities including, shopping, dining, schools, registry, walking distance to park. Near by transit / LRT station, Stoney Trail / Metis Trail provide convenient commuting access and travel. Book your showing today.