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## 812, 10060 46 Street NE Calgary, Alberta

MLS # A2270860



\$225,000

Saddle Ridge Division: Residential/Five Plus Type: Style: Townhouse Size: 502 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: Off Street, Stall Lot Size: Lot Feat: Street Lighting

**Heating:** Water: Forced Air Floors: Sewer: Ceramic Tile, Vinyl Plank Roof: Condo Fee: \$ 124 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Wood Frame M-1 Foundation: **Poured Concrete Utilities:** 

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

Corner Townhome in Savanna-Priced to Sell!-Motivated Sellers!!! Short-term rental with board approval is possible Discover this beautifully appointed 1-bedroom, 1-bathroom townhouse in Savanna- Corner unit. \*\*virtual photos used to showcase the unit. Modern Features Include: - Soaring 9-foot ceilings creating an open, airy atmosphere - Durable vinyl plank flooring - quartz countertops - SS appliances - Full-height kitchen cabinets maximizing storage - Close to Airport, Metis and Stoney trail and all other amenties This thoughtfully designed space offers exceptional living at an attractive price point. The sellers are eager to make a deal, presenting a rare opportunity for first-time buyers or investors. Schedule your private viewing today and experience all this remarkable property has to offer.