



**GRASSROOTS**  
REALTY GROUP

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812, 10060 46 Street NE  
Calgary, Alberta

MLS # A2270860



**\$225,000**

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	502 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	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 amenities 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.