



202, 10060 46 Street NE
Calgary, Alberta

MLS # A2293189

\$335,000



Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,020 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 184
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	m-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: n/a

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome offering low condo fees in the vibrant and growing community of Savanna. Thoughtfully designed with a bright open-concept layout, this home provides comfortable living with modern finishes and functional space throughout. The modern kitchen features stainless steel appliances, ample cabinetry, and a spacious island, seamlessly connecting to the dining and living areas – ideal for both everyday living and entertaining. Large windows allow plenty of natural light to fill the home, creating a warm and inviting atmosphere. Upstairs, the primary bedroom retreat includes a walk-in closet and private ensuite, while an additional bedroom provide flexibility for family, guests, or a home office. Step outside to the large balcony right from your kitchen, a perfect spot to enjoy morning coffee or unwind in the evening. Located just steps from schools, parks, walking paths, shopping, and public transit, this home offers exceptional convenience with quick access to major routes and nearby amenities. Whether you're a first-time buyer, downsizer, or investor, this property presents an excellent opportunity to own a stylish and low-maintenance home in one of Calgary's fastest-growing communities. ***virtual photos used for representation purposes only***