



202, 10060 46 Street NE  
Calgary, Alberta

MLS # A2293189

**\$335,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 184
<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>	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\*\*\*