



**505, 10060 46 Street NE
Calgary, Alberta**

MLS # A2303029



\$399,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,232 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 208
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

QUICK POSSESSION | THREE BEDROOMS | INDOOR PARKING & TWO BALCONIES This trendy and spacious three-storey townhome in the desirable community of Savanna offers outstanding value, a stylish modern design, and a convenient location close to transit, shopping, schools, walking paths, green spaces, dog parks, Metis Trail, Airport, and so much more. Designed for both comfort and functionality, this home is ideal for professionals, families, or investors looking for low-maintenance living in a vibrant urban setting. The entry-level welcomes you with a front foyer and important security with privacy. The upper main level features an open-concept living space with luxury vinyl plank flooring and abundant natural light, creating a warm and inviting atmosphere. The spacious living room flows seamlessly into the well-appointed kitchen and dining area, making this home perfect for relaxing evenings or entertaining guests. The kitchen is a true standout, featuring white with blue accent shaker-style cabinetry, quartz countertops, a stunning tile backsplash, upgraded stainless steel appliances, and a dramatic peninsula island with a flush eating bar and undermount sink. Just off the front living area, a sizeable east-facing balcony offers the ideal space for outdoor enjoyment with a covered area and peaceful prairie views. Upstairs, the home continues to impress with three generously sized bedrooms. The primary bedroom offers a private en-suite and oversized closet. The upper floor also features a laundry closet with a stacked washer and dryer. The main primary suite is thoughtfully designed and includes an upper east-facing balcony. This beautiful home combines contemporary aesthetics with everyday practicality, showcasing a modern &cor palette, smart layout, and quality finishings throughout. With low-maintenance living, low condo fees

of \$208, thoughtful upgrades, and unbeatable convenience, this property offers a fantastic opportunity to move into a vibrant and growing community. Savanna is more than a neighbourhood—it's a lifestyle. Live healthy and connected in a thriving, walkable community where you're minutes from medical, green spaces, transit, and the upcoming LRT AIRPORT extension. Whether you're commuting, working remotely, or enjoying your downtime, Savanna offers it all. A spring 2026 possession date is available—don't miss your chance to make this stylish townhome your own. Contact your friendly REALTOR® today to arrange your private showing and experience all that this home has to offer!