

**512, 10060 46 Street NE**  
**Calgary, Alberta**

**MLS # A2215001**



**\$249,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	460 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 121
<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>	Quartz Counters		

**Inclusions:** N/A

Welcome to Unit 512 at 10060 46 Street NE, a premium short-term rental&ndash;friendly condo located in the heart of Saddle Ridge, one of Calgary&rsquo;s most dynamic and high-growth communities. This modern 1-bedroom, 1-bathroom unit checks every box for smart investors looking to expand their portfolio or capitalize on Calgary&rsquo;s booming rental demand. Whether you&rsquo;re running it as an Airbnb, a furnished executive suite, or a lock-and-leave rental, with very low condo fees this property is perfectly positioned to potentially generate cash flow from day one. Inside, you&rsquo;ll find a stylish open-concept layout with stainless steel appliances, quartz countertops, and oversized windows that flood the space with natural light. A private balcony offers extra square footage and a great selling feature for guests or tenants. But what truly sets this unit apart is the location. Savanna in Saddle Ridge is exploding with growth&mdash;featuring walkable access to shopping, dining, transit, medical clinics, and parks, all just minutes from the airport. This is the kind of neighbourhood short-term renters search for&mdash;connected, vibrant, and full of local conveniences. Whether you're looking for steady passive income or a flexible personal-use property, this investment offers exceptional value, modern appeal, and the freedom that comes with short-term rental potential in a professionally managed building.