

**506, 10060 46 Street NE**  
**Calgary, Alberta**

**MLS # A2221935**



**\$229,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	467 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<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>	\$ 100
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Hello, Gorgeous! Welcome to Vibrant Living in Saddle Ridge! Step into this bright and modern 1-bedroom, 1-bathroom condo, designed for comfort and ease. Built in 2023, this ground-level unit features a sleek kitchen with stainless steel appliances and a spacious island, perfect for entertaining. Enjoy the convenience of in-suite laundry, ample storage, and your own titled parking stall. Located near shopping, dining, and the Calgary airport, this home offers a lifestyle of accessibility and style. Whether you're a first-time buyer, investor, or downsizing, this gem is ready to welcome you home!