## 104, 10060 46 Street NE
## Calgary, Alberta

**MLS # A2278458**



# $359,000

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|---|---|
| **Division:** | Saddle Ridge |
| **Type:** | Residential/Five Plus |
| **Style:** | 3 (or more) Storey |

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|---|---|---|---|
| **Size:** | 928 sq.ft. | **Age:** | 2022 (4 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 full / 1 half |
| **Garage:** | Single Garage Attached | | |
| **Lot Size:** | 1.95 Acres | | |
| **Lot Feat:** | Other | | |

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| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Laminate, Tile | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | $ 184 |
| **Basement:** | None | | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | | **Zoning:** | M-1 d100 |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, Quartz Counters | | | |

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|---|---|
| **Inclusions:** | None |

Welcome to this well-maintained, first-owner 3-storey townhouse located in the prime community of Savannah. This home offers 2 bedrooms, 2.5 bathrooms, and an attached single garage&mdash;perfect for comfortable and modern living.  The second floor features a bright open-concept layout with a spacious living and dining area. The contemporary kitchen is equipped with stainless steel appliances, a quartz countertop, and ample cabinetry, along with a convenient 2-piece bathroom.  On the third level, you&rsquo;ll find a generous primary bedroom complete with a 4-piece ensuite, a second bedroom, an additional 4-piece main bathroom, and a laundry room for added convenience.  The attached single garage provides direct access to the second floor. Ideally located close to shopping centres, public transit, schools, playgrounds, and with easy access to major highways.  Don&rsquo;t miss this opportunity&mdash;be the first to view this beautiful townhouse. Call today to book your private showing!