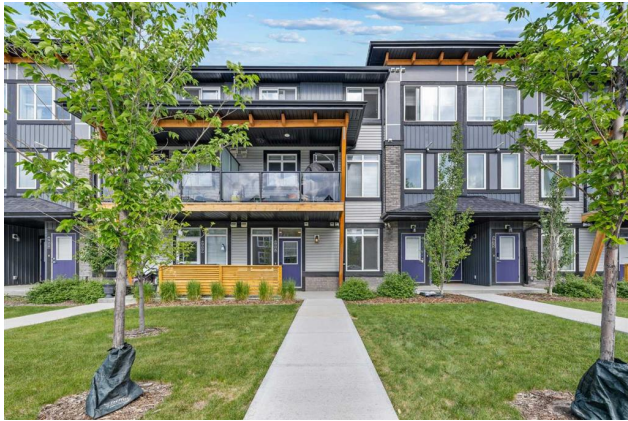


**10060 46 Street #906, Calgary T3J 2H8**

MLS®#: **A2173784** Area: **Saddle Ridge** Listing Date: **10/18/24** List Price: **\$249,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**

Finished Floor Area  
 Abv Sqft: **441**  
 Low Sqft:  
 Ttl Sqft: **441**

DOM

**33**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Townhouse**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Front Yard Stall**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**  
 Sewer: Ext Feat: **Courtyard, Lighting** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`7"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>2`0" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$124** Title: **Fee Simple** Zoning: **M-1 d100**

Fee Freq:  
**Monthly**

Legal Desc: **2110951**

Remarks

Pub Rmks: **Move-In Ready | Low Condo Fees | Main Floor Unit | Incredible Investment or For First Time Home Buyer | Modern Finishes | 1-Bedroom | 1-Bathroom | In Unit Laundry | Large Windows | High Ceilings | Full Height Cabinets | Stainless Steel Appliances | Patio | Titled Parking Stall | Family Friendly Neighborhood. Welcome to beautiful 2022 built 1 bed 1 bath condo with modern finishes and a titled surface parking stall. Open the front door to a living room with large windows to fill the space with natural light. The kitchen is finished with full height cabinets, stainless steel appliances and quartz countertops. The laundry is a stacked washer dryer set tucked into a hall closet to not take away any of your living space. The bedroom has plush carpet flooring adding to the comfort of the space. The 4pc bathroom has a tub/shower combo and single vanity with storage. The front porch is a great space for outdoor seating to enjoy the community in the summer months. The titled parking stall is an added bonus. The low condo fees with this unit make this perfect for a first time home buyer or an investor! Hurry and book a showing at this incredible home today!**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Crown**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



