



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10060 46 Street #211, Calgary T3J 2H8**

MLS® #: **A2180194**      Area: **Saddle Ridge**      Listing Date: **11/20/24**      List Price: **\$254,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard**  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **481**  
 Low Sqft:  
 Ttl Sqft: **481**

DOM

**1**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14` 10" x 10` 1"	Kitchen	Main	5` 6" x 8` 10"
Furnace/Utility Room	Main	5` 6" x 4` 0"	4pc Bathroom	Main	5` 4" x 10` 3"
Bedroom	Main	9` 0" x 10` 3"			

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **2110951**

Remarks

Pub Rmks: **This modern and stylish end-unit condo offers the perfect combination of comfort, convenience, and affordability, making it ideal for first-time buyers or investors. Situated on the main floor with low condo fees, this one-bedroom, one-bathroom home boasts a bright and airy open-concept design with large windows, high ceilings, and contemporary finishes throughout. The kitchen features full-height cabinets, quartz countertops, and stainless steel appliances, while the in-unit stacked washer and dryer maximize space and functionality. The bedroom provides a cozy retreat with plush carpet flooring, and the sleek 4-piece bathroom includes a tub/shower combo and a vanity with storage. Located in the vibrant and family-friendly community of Savanna, the condo offers close proximity to shopping, dining, the Saddleridge LRT station, Savanna Bazaar Shopping Centre, Govind Sarvar School & Gurudwara, Stoney Trail, and YYC Airport. This move-in-ready home is a rare opportunity for anyone seeking affordable luxury in a prime location. Contact us today to schedule your private showing!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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





