



THE
A-TEAM

**RE/MAX
FIRST**

10060 46 Street #506, Calgary T3J 2H8

MLS®#: **A2180666**

Area: **Saddle Ridge**

Listing Date: **11/24/24**

List Price: **\$239,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **466**
Low Sqft:
Ttl Sqft: **466**

DOM

59
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, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	8`8" x 12`5"	Foyer	Main	3`11" x 3`5"
Kitchen	Main	14`6" x 8`5"	Bedroom - Primary	Main	8`7" x 9`9"
4pc Bathroom	Main	4`11" x 8`9"	Laundry	Main	3`11" x 6`9"
Furnace/Utility Room	Main	3`10" x 2`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$100

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 2110951

Remarks

Pub Rmks: **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!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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





