



THE A-TEAM

RE/MAX FIRST

10060 46 Street #506, Calgary T3J 2H8

MLS@#: A2180666 Area: Saddle Ridge Listing 11/24/24 List Price: \$247,900
Status: Active County: Calgary Change: -\$7k, 09-Dec 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

27
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 4pc Bathroom, and Furnace/Utility Room.

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





