

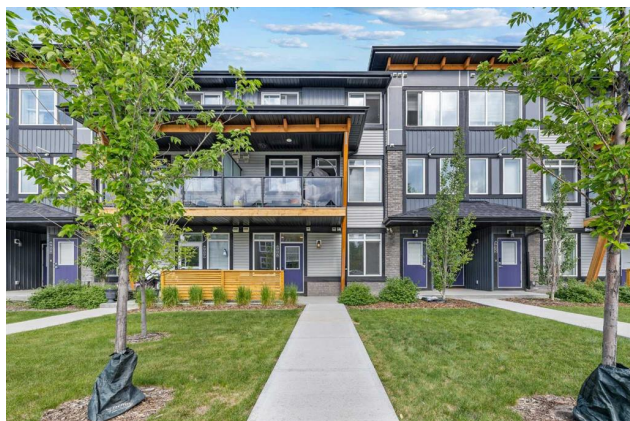


THE A-TEAM

RE/MAX FIRST

10060 46 Street #906, Calgary T3J 2H8

MLS@#: A2183206 Area: Saddle Ridge Listing Date: 12/11/24 List Price: \$239,900
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: Stall

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

DOM

10
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: Courtyard,Lighting

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

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

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

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

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



