



THE
A-TEAM

**RE/MAX
FIRST**

10060 46 Street #411, Calgary T3J2H8

MLS® #: **A2207744**

Area: **Saddle Ridge**

Listing Date: **04/01/25**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Finished Floor Area

Abv Sqft:

1,220

Low Sqft:

Ttl Sqft:

1,220

Lot Sz Ar:

Lot Shape:

DOM

20

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 (or more) Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`3" x 10`10"
Mud Room	Main	5`3" x 3`8"
Laundry	Upper	3`9" x 4`0"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	13`0" x 8`11"
3pc Ensuite bath	Upper	4`11" x 8`4"
Balcony	Upper	2`6" x 12`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	16`3" x 8`7"
2pc Bathroom	Main	4`9" x 4`10"
Balcony	Main	11`2" x 6`8"
Bedroom	Upper	9`1" x 13`0"
Walk-In Closet	Upper	5`3" x 4`10"
Bedroom - Primary	Upper	12`10" x 9`5"

Condo Fee:
\$183

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2110951**

Remarks

Pub Rmks: ****10K Price reduced for Quick sale** Welcome to a meticulously maintained 2023-built townhome and this fully finished 2 storey home (END UNIT for the main and upper level). VERY LOW CONDO FEES!! 3 BEDROOMS+2.5 Bath!! This end unit shares only limited number of common walls and has lots of windows letting in lots of sunlight throughout the home. It features open concept main floor consisting of large living area, dining area, kitchen, and half bath and three bedrooms and 2 Full bath (1x3PC Bath & 1x4PC Bath) upstairs. Master Bedroom is a great size with its own PRIVATE BALCONY and LARGE WALK-IN CLOSET. This home has lots to offer and yet it will provides the new owner with lots of opportunity to incorporate their own touch to make it their own. MAJOR FEATURES: Upgraded Kitchen, One BIG DECK on the main floor and PRIVATE BALCONY for Primary Bedroom, Upgraded appliances, Lots of windows, Upgraded light fixtures and more. Home is extremely well taken care of and as a result this unit is currently one of the best priced unit in the area. This home has the single attached large size garage to accommodate your vehicle and some storage. NO SMOKING HOME and owners had no pets in the home. Located close to a school, parks, pathways and public transportation. This is truly a great location. This house will not last long, so book your viewings today!**

Inclusions: **None**
Property Listed By: **Greater Calgary Real Estate**

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











