

\$212,000 - 115, 10060 46 Street Ne, Calgary

MLS® #A2064247

\$212,000

1 Bedroom, 1.00 Bathroom, 420 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Potential Airbnb-able unit, that is 10 minutes from the Calgary Airport. This modern end unit 1-bedroom and 1-bathroom condo can be found in the family-friendly neighborhood of Savanna, in the Savanna Essentials 2 building complex and is perfectly located within this community to provide easy access to a local shopping complex, schools, parks and playgrounds and access to main roads like Metis and Stoney Trail.

The front entry way of the home is a fair size with a near by closet that provides that extra bit of storage to help prevent clutter at the front door. The light laminate flooring flows from the entrance, thru to the kitchen and living room that has a tremendous amount of natural light compliments of a giant bay window. Kitchen highlights include light colored quartz counters, S/S appliances, contemporary cabinets & cupboards all with a soft close feature and a tiled back splash in a complementary color palate finishes the space.

The contemporary style continues into the bedroom as does the abundant amount of natural light from yet another over sized window and since its an end unit a secondary smaller window and enough floor space for a queen size bed set. A large double-sided closet can also be found in the bedroom and will easily meet the storage needs of any demanding wardrobe. A 3pcs bathroom, in-suite laundry with a full-size matching washer and dryer, and a single outside parking spot completes the unit. From an investment



property stand point 1bed/1bath units in this complex are renting for \$1500/month at current market conditions and tenants pay all utilities as well.

Built in 2022

Essential Information

MLS® #	A2064247
Price	\$212,000
Sold Price	\$204,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	420
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	115, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Outside, Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	None
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2023
Date Sold	November 1st, 2023
Days on Market	116
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	UNISON REALTY GROUP LTD.
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