

# \$269,900 - 607, 10060 46 Street Ne, Calgary

MLS® #A2155165

**\$269,900**

1 Bedroom, 1.00 Bathroom, 454 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this charming single-level townhouse in Savanna, Calgary where convenience meets comfort! This inviting one-bedroom, one-bathroom unit is ideally situated near essential amenities, making it a perfect choice for a variety of lifestyles. Whether you're a first-time buyer seeking a cozy and manageable space, or an investor looking for a lucrative opportunity, this property has something for everyone. The location of this townhouse is truly unbeatable. Just a short distance away, you'll find school, LRT station, Registry, Shopping centers, Restaurants, Airport, Stoney Trail, Metis Trail and walking distance to parks. For your everyday essentials, the nearby stores ensures your grocery shopping is a breeze. Additionally, the area boasts a plethora of shopping options, from boutique stores to major retail outlets, ensuring all your shopping needs are met. Imagine the ease and convenience of having all these amenities within reach. The townhouse's strategic location allows you to experience a lifestyle where everything you need is just moments away. The well-maintained unit itself exudes a welcoming atmosphere, blending functionality with style. The living area is designed to maximize space and comfort, creating a perfect environment for relaxation and everyday living. The kitchen is equipped with modern appliances, offering both efficiency and a touch of elegance. The bedroom providing ample space for rest and relaxation.



The bathroom is well-appointed, featuring contemporary fixtures and finishes. Every detail in this unit has been thoughtfully designed to ensure a comfortable and enjoyable living experience. For investors, this property presents an exceptional opportunity. The allowance for short-term rentals, such as Airbnb, opens the door to a potentially lucrative investment. The demand for short-term accommodations in this area is high, given its proximity to major attractions and amenities. Whether you're looking to expand your real estate portfolio or seeking a property that can generate additional income, this townhouse is a wise choice. Beyond the unit itself, Savanna is a vibrant and growing community. Known for its excellent amenities and friendly atmosphere, it's a place where residents can enjoy a high quality of life. The community is well-connected, with easy access to public transportation and major roadways, making commuting and travel convenient. Seize this opportunity to own a piece of Savanna, Calgary – a residence that not only provides a comfortable living space but also offers excellent investment potential. Don't miss out on the chance to be part of this dynamic and thriving community. Make this vibrant townhouse your new home, and enjoy a lifestyle where convenience, comfort, and opportunity converge.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2155165  |
| Price      | \$269,900 |
| Sold Price | \$265,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 454           |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 607, 10060 46 Street Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2H8                 |

### **Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 1                |
| Parking        | Stall            |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator              |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Front Yard               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | August 3rd, 2024     |
| Date Sold   | September 11th, 2024 |

|                |          |
|----------------|----------|
| Days on Market | 38       |
| Zoning         | M-1 d100 |
| HOA Fees       | 0.00     |

### **Listing Details**

Listing Office      eXp Realty

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