

\$439,900 - 609, 10060 46 Street Ne, Calgary

MLS® #A2271736

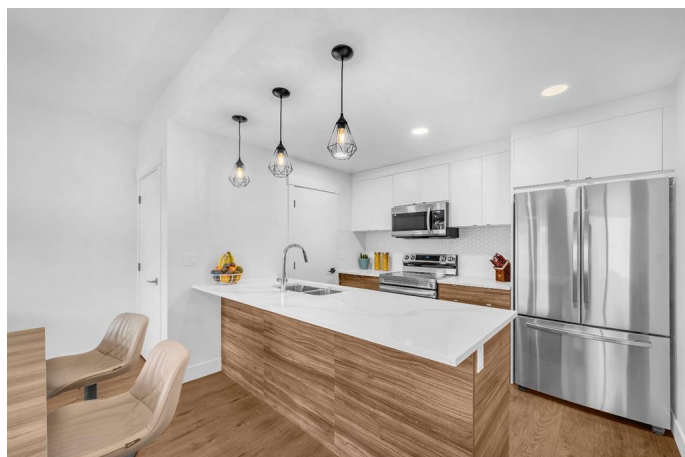
\$439,900

3 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained 3 bedroom 2.5 bathroom home with a DOUBLE GARAGE and very LOW CONDO FEES, offering modern comfort and exceptional convenience in the highly desirable community of Saddle Ridge. Perfect for first time homebuyers and families looking for a newer home without breaking the bank. The bright open concept main level features 9 feet ceilings, a spacious living area, dining space and a well designed kitchen complete with a large pantry, stainless steel appliances and a generous island that makes cooking and entertaining effortless. Off the main floor, enjoy your huge private balcony that brings in plenty of natural light and adds valuable outdoor living space. Upstairs, the large primary bedroom offers its own private balcony along with an ensuite bathroom and ample closet space, while two additional bedrooms, a full bathroom and upper level laundry complete the top floor. The double attached garage provides secure parking and extra storage, with plenty of street parking available as well. The location is truly unbeatable with a bus stop right across the street and a local plaza steps away featuring a grocery store, pharmacy, pizza shop and restaurants for easy day to day living. You are also just minutes from the Savanna Plaza, Saddletown LRT, Genesis Centre, multiple parks and several schools including Nelson Mandela High School, Peter Lougheed School, Light of Christ Catholic School and Gobind Sarvar



School. With quick access to Stoney Trail, Metis Trail, and the Calgary International Airport, commuting and travel are always convenient. This move in ready home offers comfort, accessibility and a prime location, making it an excellent opportunity for both families and investors.

Built in 2023

Essential Information

MLS® #	A2271736
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	609, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Zoning	M-1 d100

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.