$455,000 - 402, 10060 46 Street Ne, Calgary

MLS® #A2227040

$455,000

3 Bedroom, 3.00 Bathroom, 1,397 sqft
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning corner unit townhome, where natural light dances through an abundance of windows, filling the space with a warm, inviting glow. This exceptional property, in like-new condition, effortlessly combines modern elegance with comfortable living, making it the perfect place to call home.

Step inside and be greeted by an open and airy layout designed for both relaxation and entertaining. The spacious main floor boasts a gourmet kitchen with a large central island, perfect for morning coffee, meal preparation, or casual gatherings. East-facing windows capture the gentle morning sun, creating a bright and cheerful atmosphere from dawn to midday.

Upstairs, discover three generously sized bedrooms, including a serene primary suite complete with an ensuite bathroom, providing a private sanctuary to unwind. An additional full bathroom serves the other two bedrooms, offering convenience for family and guests alike.

One of the standout features of this townhome is the HUGE balcony, an outdoor oasis ideal for summer barbecues, sipping evening cocktails, or simply enjoying fresh air with a view. Whether youâ€™re hosting friends or seeking a peaceful retreat, this space is sure to become a favorite.

Practicality meets style with a single-car garage, ensuring secure parking and extra storage. The location is second to none, just minutes from the airport, and close to top-rated schools, shopping centers, parks, and playgrounds. Enjoy the perfect blend of urban convenience and suburban tranquility.

Donâ€™t miss the opportunity to make this luminous, like-new corner townhome your own. Schedule a viewing today and experience the lifestyle you deserve.

Built in 2023

Essential Information

MLS® #	A2227040
Price	$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	402, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

Amenities

Amenities	None

Parking Spaces	1
Parking	Additional Parking, Garage Faces Rear, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Cleared, Corner Lot, Few Trees, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	42
Zoning	M-1 d100

Listing Details

Listing Office	Brilliant Realty