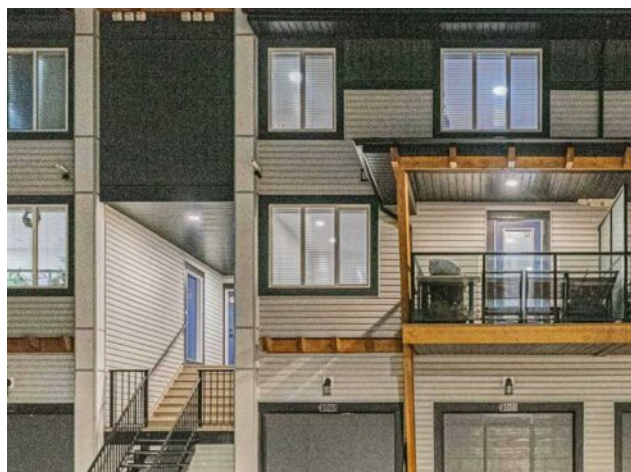


104, 10060 46 Street NE
Calgary, Alberta

MLS # A2278458



\$350,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	928 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.95 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 184
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this well-maintained, first-owner 3-storey townhouse located in the prime community of Savannah. This home offers 2 bedrooms, 2.5 bathrooms, and an attached single garage—perfect for comfortable and modern living. The second floor features a bright open-concept layout with a spacious living and dining area. The contemporary kitchen is equipped with stainless steel appliances, a quartz countertop, and ample cabinetry, along with a convenient 2-piece bathroom. On the third level, you’ll find a generous primary bedroom complete with a 4-piece ensuite, a second bedroom, an additional 4-piece main bathroom, and a laundry room for added convenience. The attached single garage provides direct access to the second floor. Ideally located close to shopping centres, public transit, schools, playgrounds, and with easy access to major highways. Don’t miss this opportunity—be the first to view this beautiful townhouse. Call today to book your private showing!