



**GRASSROOTS**  
REALTY GROUP

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804, 10060 46 Street NE  
Calgary, Alberta

MLS # A2293943



**\$429,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 208
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this 2022 built AFFORDABLE townhouse with LOW CONDO FEES & a DOUBLE ATTACHED GARAGE in the heart of Saddle Ridge, arguably one of NE Calgary's most sought after townhouse complexes with a great location that is nestled along Savanna Blvd providing easy access to Metis Trail, Stoney Trail, Costco, a future LRT/train station nearby, shopping, restaurants, playgrounds, schools & CrossIron Mills Shopping Centre. This 2-bedroom/ 2.5 bathroom home features modern vinyl plank flooring, in-unit laundry, tons of natural sunlight, quartz countertops, a modern kitchen with a sleek subway tile backsplash & stainless steel appliances. The OPEN CONCEPT main level greets you with an optimal layout seamlessly connecting the living room to the dining room, kitchen, half bathroom, laundry closet & access to the garage. The large upper level primary bedroom retreat features a 3 pc ensuite bathroom. Down the hall is the second bedroom that is conveniently located next to the 4 pc full bathroom. This is a well maintained complex in a great location that is PET FRIENDLY (upon board approval) that does not have many units come up for sale, especially at this price point!