



708, 10060 46 Street NE
Calgary, Alberta

MLS # A2323088



\$440,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,349 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Stone, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 207
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Copilot said: Modern & Stylish Townhome in the Heart of Savanna NE! 3 Bedrooms | 2.5 Bathrooms | 2 Balconies | Attached Garage
Welcome to this stunning 3-storey townhome offering the perfect blend of style, comfort, and convenience. The bright open-concept main floor features soaring ceilings, oversized windows, recessed lighting, and a designer kitchen with quartz countertops, two-toned cabinetry, stainless steel appliances, a honeycomb backsplash, and a spacious breakfast bar. Enjoy seamless indoor-outdoor living with two private balconies, including one off the primary suite—complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms, upper-floor laundry, and an attached garage add everyday practicality. Ideally located near Metis Trail, Airport Trail, schools, shopping, parks, and transit, this move-in-ready home offers modern living in one of Calgary's most desirable northeast communities. Stylish. Bright. Move-In Ready. Don't miss this Savanna gem!