



603, 10060 46 Street NE
Calgary, Alberta

MLS # A2323174



\$399,990

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,368 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: N/A

3-Storey Townhome | South Facing | Double Attached Garage | 3 Bedrooms | 2.5 Bathrooms | Gorgeous Modern Finishes | Sparkling Kitchen | Full Height Cabinets | Quartz Countertops | Stainless Steel Appliances | Breakfast Peninsula with Barstool Seating | Abundant Natural Light | Balcony off Dining Room | Balcony off Primary Bedroom | Primary Ensuite Bath | Spacious Bedrooms | Upper Level Laundry | High Ceilings | Recessed Lighting | Low Condo Fees | Quick Access to Metis Trail NE & Airport Trail NE. Welcome home to this beautifully maintained 3-storey townhome offering stylish modern finishes, a functional layout & low condo fees in a fantastic location with quick access to Metis Trail NE & Airport Trail NE. The south-facing exposure fills the home with abundant natural light, creating a bright & welcoming atmosphere throughout. Step inside from the front entry or double attached garage where high ceilings & a spacious foyer greet you before heading upstairs to the main living level. Designed with everyday living & entertaining in mind, the open floor plan seamlessly connects the kitchen, dining & living rooms. The sparkling kitchen is beautifully finished with full-height cabinetry, quartz countertops, stainless steel appliances & a breakfast peninsula with barstool seating, providing additional prep space & casual dining. Open to the dining & living rooms, it's the perfect place to stay connected with family & guests while preparing meals. A balcony off the dining room creates a seamless transition to outdoor living, making it the perfect space to enjoy your morning coffee or unwind in the evening. A convenient 2pc bathroom completes this level. Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms & the convenience of upper level laundry. The primary bedroom is a relaxing retreat complete with its own private balcony, walk-in closet & ensuite bathroom,

creating the perfect place to begin & end each day. The additional bedrooms are generously sized & share the main 4pc bathroom, making this an ideal layout for families, roommates or guests. Combining modern finishes, functional living space, a double attached garage, low condo fees & an unbeatable location close to shopping, parks, transit & major commuter routes, this exceptional townhome is the perfect opportunity for first-time home buyers, downsizers or investors alike. Hurry & book your showing today!