

# \$529,900 - 10017 46 Street Ne, Calgary

MLS® #A2190482

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bath townhouse in the desirable community of Savanna. With NO condo fees, this well-maintained, fee-simple home offers hassle-free living and plenty of space for your growing family. Enjoy a bright and open floor plan, a fully equipped kitchen, and a private backyard perfect for summer BBQs. Conveniently located near parks, public and private schools, shopping, and major transit routes, this home is ideal for first-time buyers or anyone looking for value and comfort in a vibrant community. Don't miss out on this exceptional opportunity!

Built in 2018

## Essential Information

MLS® #	A2190482
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	10017 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y8

## Amenities

Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	63
Zoning	R-2M

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.