

# \$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	66
Zoning	R-2M

## Listing Details

Listing Office	PREP Realty
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