

# \$234,999 - 512, 10060 46 Street Ne, Calgary

MLS® #A2215001

**\$234,999**

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Unit 512 at 10060 46 Street NE, a premium short-term rental-friendly condo located in the heart of Saddle Ridge, one of Calgary's most dynamic and high-growth communities. This modern 1-bedroom, 1-bathroom unit checks every box for smart investors looking to expand their portfolio or capitalize on Calgary's booming rental demand. Whether you're running it as an Airbnb, a furnished executive suite, or a lock-and-leave rental, with very low condo fees this property is perfectly positioned to potentially generate cash flow from day one. Inside, you'll find a stylish open-concept layout with stainless steel appliances, quartz countertops, and oversized windows that flood the space with natural light. A private balcony offers extra square footage and a great selling feature for guests or tenants. But what truly sets this unit apart is the location. Savanna in Saddle Ridge is exploding with growth—featuring walkable access to shopping, dining, transit, medical clinics, and parks, all just minutes from the airport. This is the kind of neighbourhood short-term renters search for—connected, vibrant, and full of local conveniences. Whether you're looking for steady passive income or a flexible personal-use property, this investment offers exceptional value, modern appeal, and the freedom that comes with short-term rental potential in a professionally managed building.

Built in 2023



## Essential Information

MLS® #	A2215001
Price	\$234,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	493
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	512, 10060 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H8

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	117
Zoning	M-1

**Listing Details**

Listing Office	eXp Realty
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