

# \$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 rentalâ€“friendly condo located in the heart of Saddle Ridge, one of Calgaryâ€™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 Calgaryâ€™s booming rental demand. Whether youâ€™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, youâ€™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 growthâ€“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 forâ€“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	Visitor Parking, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

## Interior

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

## Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	105
Zoning	M-1

**Listing Details**

Listing Office	eXp Realty
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