

\$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 (STR) 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. Call your favourite Realtor and book a showing today!



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 | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 144 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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