

\$580,000 - 10073 46 Street Ne, Calgary

MLS® #A2250627

\$580,000

3 Bedroom, 3.00 Bathroom, 1,665 sqft
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

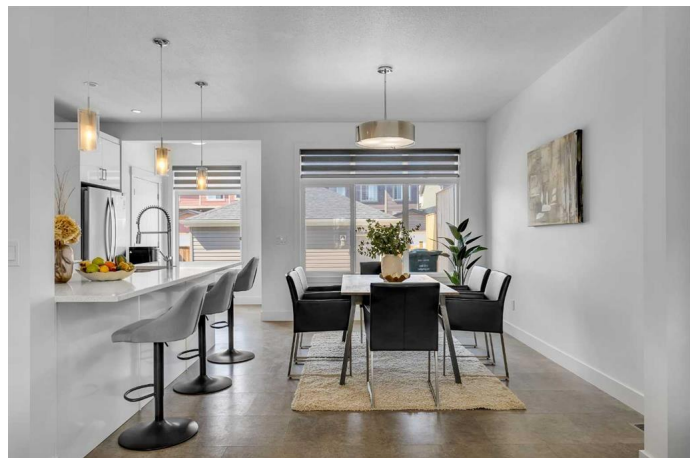
Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a **HIGHLY ACCESSIBLE AREA** close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential.

Step inside to an **OPEN-CONCEPT** main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. **FRESHLY REPAINTED** throughout, the home feels bright, welcoming, and move-in ready. Upstairs, you™ll find **THREE SPACIOUS BEDROOMS**, including a primary suite with its own ensuite, offering comfort and privacy for the whole family.

The home features a **TWO-CAR GARAGE**, providing both convenience and extra storage. At the back, an **EXTENDED COMPOSITE DECK** overlooks the well-maintained yard, giving you the perfect outdoor space for summer barbecues, morning coffee, or simply relaxing in your own private retreat.

THE UNDEVELOPED BASEMENT is a blank canvas—ready for you to bring your vision to life. It has a **SIDE ENTRY AND ROUGH-IN FOR DEVELOPMENT OF A FUTURE LEGAL BASEMENT SUITE**.

This property is not only ideal for growing families looking for a place to call home but



also an excellent opportunity for investors seeking a well-kept property in a desirable location.

Don't miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential.

Built in 2019

Essential Information

MLS® #	A2250627
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	10073 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Other
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	14
Zoning	R-2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.