CORY PELCHAT
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411, 10060 46 Street NE
Calgary, Alberta

MLS # A2228742

$436,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,220 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 183
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	M-1 d100
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Storage		

Inclusions: Window Blinds

PRICE REDUCED for a Quick Sale!!Welcome to a meticulously maintained 2023-built townhome and this fully finished 2 storey home (END UNIT for the main and upper level). VERY LOW CONDO FEES!! 3 BEDROOMS+2.5 Bath!! This end unit shares only limited number of common walls and has lots of windows letting in lots of sunlight throughout the home. It features open concept main floor consisting of large living area, dining area, kitchen, and half bath and three bedrooms and 2 Full bath (1x3PC Bath & 1x4PC Bath) upstairs. Master Bedroom is a great size with its own PRIVATE BALCONY and LARGE WALK-IN CLOSET. This home has lots to offer and yet it will provides the new owner with lots of opportunity to incorporate their own touch to make it their own. MAJOR FEATURES: Upgraded Kitchen, One BIG DECK on the main floor and PRIVATE BALCONY for Primary Bedroom, Upgraded appliances, Lots of windows, Upgraded light fixtures and more. Home is extremely well taken care of and as a result this unit is currently one of the best priced unit in the area. This home has the single attached large size garage to accommodate your vehicle and some storage. NO SMOKING HOME and owners had no pets in the home. Located close to a school, parks, pathways and public transportation. This is truly a great location. This house will not last long, so book your viewings today!

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