

\$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

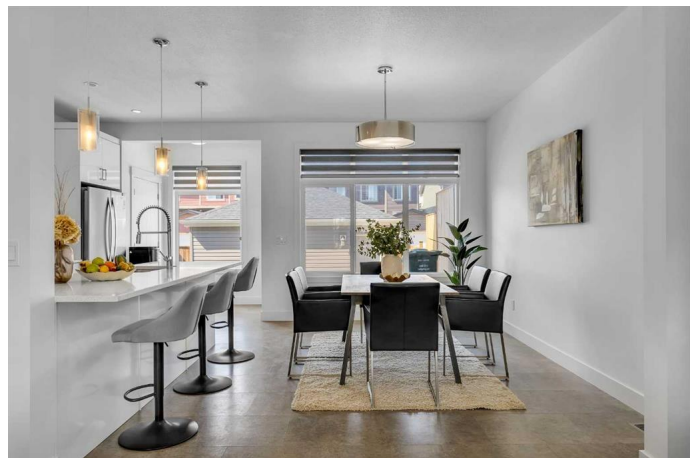
Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY ACCESSIBLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential.

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 | See Remarks, Unfinished |

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 | 3 |
| Zoning | R-2 |

Listing Details

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

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