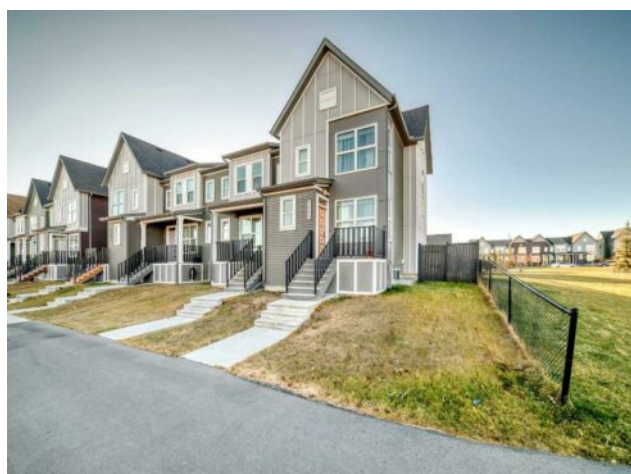


9053 46 Street NE
Calgary, Alberta

MLS # A2268408



\$570,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Discover modern comfort and convenience at 9053 46 Street NE, Calgary! Nestled on a desirable corner lot in a family-friendly neighborhood, this stylish two-storey townhouse offers an ideal blend of contemporary design, natural light, and thoughtful functionality. Perfectly positioned near a park, playground, and school, this home is surrounded by plenty of green spaces—a wonderful setting for families and outdoor enthusiasts alike. Step inside to a bright, open-concept main floor highlighted by large windows, creating an inviting atmosphere throughout the living, dining, and kitchen areas. The modern kitchen showcases sleek quartz countertops, ample cabinetry, and a convenient layout that’s perfect for both everyday living and entertaining. A mudroom and 2-piece bathroom add practicality to the main level, all complemented by durable vinyl flooring for easy maintenance and a modern finish. Upstairs, you’ll find three comfortable bedrooms, each designed for rest and privacy. The primary suite features a spacious walk-in closet and a luxurious 4-piece ensuite bathroom, offering a private retreat. One of the additional bedrooms also includes its own walk-in closet, while a second 4-piece main bathroom serves the remaining bedrooms with style and convenience. Outside, the property includes a double detached garage, providing secure parking and extra storage. The corner lot location enhances curb appeal and provides additional outdoor space for gardening or play. Ideally located close to parks, schools, playgrounds, and a nearby commercial complex, this home offers both tranquility and accessibility in one of Calgary’s growing communities. Whether you’re a first-time buyer, a young family, or an investor seeking excellent value, this property delivers modern living in a prime northeast location.