

# \$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

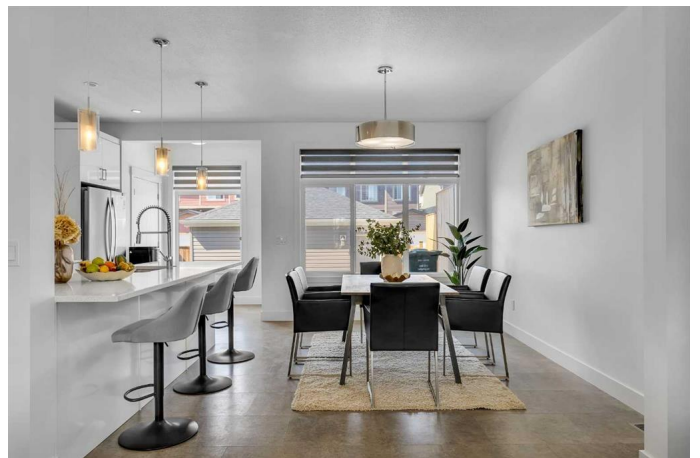
Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY ACCESSIBLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential.

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 | 8                   |
| Zoning         | R-2                 |

## Listing Details

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

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