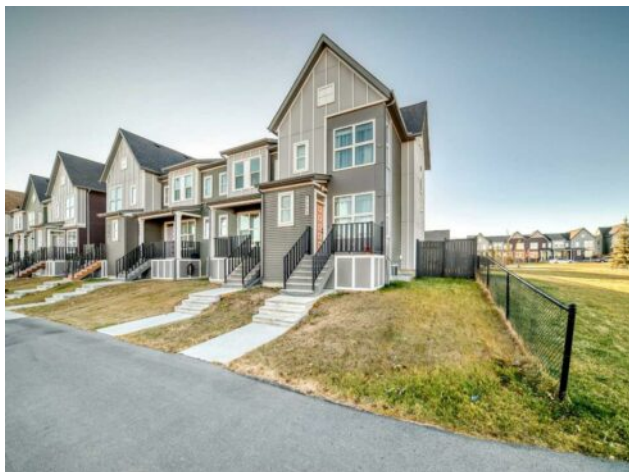


9053 46 Street NE
Calgary, Alberta

MLS # A2275534



\$515,000

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 Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, See Remarks		

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, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to modern comfort and convenience at 9053 46 Street NE, Calgary. Situated on a desirable corner lot in a family-friendly community, this stylish two-storey townhouse offers contemporary design, abundant natural light, and exceptional functionality—all with no condo fees. The location is unbeatable, just steps from parks, playgrounds, schools, medical and dental clinics, a pharmacy, wellness centre, barber shop, grocery stores, and restaurants. Surrounded by green spaces, this home provides an ideal setting for families and outdoor enthusiasts alike. Step inside to a bright, open-concept main floor where large windows fill the living, dining, and kitchen areas with natural light. The modern kitchen features sleek quartz countertops, ample cabinetry, and a practical layout perfect for both daily living and entertaining. A convenient mudroom and 2-piece bathroom complete the main level, enhanced by durable vinyl flooring that offers both style and easy maintenance. Upstairs, you'll find three well-appointed bedrooms designed for comfort and privacy. The spacious primary suite includes a walk-in closet and a private 4-piece ensuite, creating a relaxing retreat. One of the additional bedrooms also features a walk-in closet, while a second 4-piece bathroom serves the remaining bedrooms. Outside, enjoy the benefits of a double detached garage providing secure parking and additional storage. The corner lot enhances curb appeal and offers extra outdoor space for gardening or play. Ideally located near parks, schools, playgrounds, and a nearby commercial complex, this home perfectly balances peaceful living with everyday convenience. Whether you're a first-time buyer, a growing family, or an investor seeking excellent value, this property delivers modern living in one of Calgary's rapidly developing northeast communities.