

# \$570,000 - 9053 46 Street Ne, Calgary

MLS® #A2268408

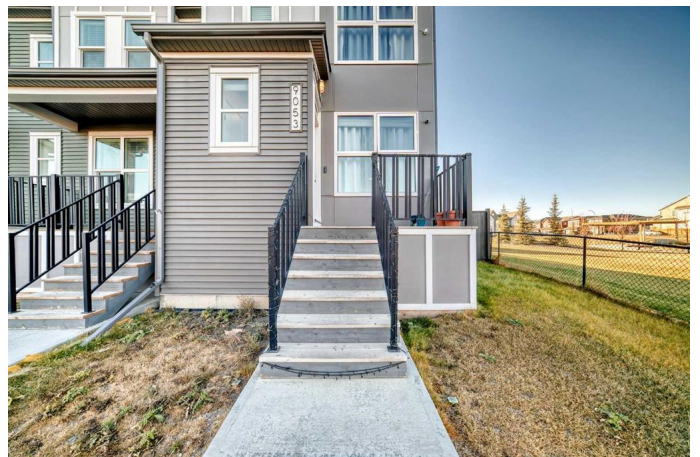
**\$570,000**

3 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

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.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2268408      |
| Price          | \$570,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,279         |
| Acres          | 0.07          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9053 46 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0Y9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full

### Exterior

Exterior Features Other, Private Yard

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed November 4th, 2025

Days on Market 2

Zoning R-2M

### Listing Details

Listing Office CIR Realty

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