

**124 Savanna Street NE
Calgary, Alberta**

MLS # A2236162



\$471,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,650 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Step into modern comfort with this 2022-built executive townhome in the vibrant community of Savanna, Saddle Ridge. Perfect for families, professionals, or investors, this three-level home offers four bedrooms, 2.5 bathrooms, and a heated, double-attached garage. Main Highlights: Bright, open-concept main floor with 9-ft ceilings, pot lights & wide-plank flooring, Stylish kitchen with quartz countertops, ceiling-height cabinets, stainless steel appliances, island & pantry, West-facing living area + balcony for sunset views, Primary suite with walk-in closet & 4-piece ensuite, Ground-level bedroom for guest room, office, or gym, Heated double attached garage with extra storage Location, Location, Location: Steps to Savanna Bazaar for dining, shopping, and everyday needs, Minutes to Saddletown LRT for quick downtown access Close to grocery stores (FreshCo, Chalo! FreshCo, No Frills), Schools & daycares within walking distance, Nearby parks, playgrounds & sports fields, Quick access to Stoney Trail, Metis Trail, Airport Trail and YYC Airport Low condo fees + a growing neighbourhood = a smart investment and a great place to live! Call your favourite REALTOR® to book your private viewing.