

144 Savanna Walk NE  
Calgary, Alberta

MLS # A2237810



**\$465,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

This is the one you've been waiting for! Discover this immaculately maintained townhome in the heart of Saddle Ridge, offering 3 spacious bedrooms, 2.5 bathrooms, and a attached garage. Designed for modern living, the bright and open floor plan is filled with natural light, creating a warm and inviting atmosphere. The sleek kitchen is a chef's dream with quartz countertops, stainless steel appliances, and ample cabinet space. The upper floor features convenient laundry and thoughtfully laid-out bedrooms with generous storage. Located in a family-friendly community with excellent neighbours, this home is just minutes from schools, shopping, transit, parks, and walking paths, with easy access to major routes for a stress-free commute. Move-in ready and perfectly located—this home checks all the boxes!