

**343 Savanna Avenue NE  
Calgary, Alberta**
**MLS # A2241480**


# \$719,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,819 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Electric Range in basement, Refrigerator in basement, Microwave in Basement

Situated in Savanna, a charming and well-established neighbourhood in Calgary's Saddle Ridge, 343 Savanna Ave features a duplex with 3 bedrooms, 2.5 bathrooms, and a separate two-bedroom rental basement with an illegal suite. The home opens into a living room, followed by a dining area, then a spacious family room overlooking a gourmet kitchen equipped with all necessary amenities. Upstairs, there's a bonus room with a metal railing. Double doors lead into the large master bedroom, which boasts an upgraded walk-in closet, a 3-piece en-suite, and two additional spacious bedrooms with walk-in closets, plus another 4-piece bathroom. The backyard offers a deck and a large yard perfect for kids. Central air conditioning ensures comfort during hot summer days. The rental basement includes 2 sizable bedrooms, a full kitchen, and a 4-piece bathroom. Overall, this is an excellent opportunity. Don't delay—contact your favorite realtor today!