

**168 Savanna Walk NE
Calgary, Alberta****MLS # A2213070****\$310,000**

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	571 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating: High Efficiency, Forced Air**Floors:** Carpet, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water**Water:** -**Sewer:** -**Condo Fee:** \$ 197**LLD:** -**Zoning:** M-1**Utilities:** -**Inclusions:** None

PRICE REDUCTION. OPEN HOUSE on May 3, Saturday, 12 - 3 PM and May 4, Sunday, 1-4 PM. Welcome to this BRIGHT, MODERN, and WELL-PRICED townhome with a SINGLE ATTACHED REAR GARAGE that is great for first-time home buyers or investors. This ground-level, bungalow-style home is great for those with knee/leg problems or those with very young kids. This home features OPEN-CONCEPT layout with high ceilings, a cozy living room space, a contemporary kitchen with STAINLESS STEEL APPLIANCES, a LARGE PANTRY, QUARTZ countertops, PENDANT LIGHTS, SOFT-CLOSE DRAWERS, and a dual sink with pull-out faucet. The utility/laundry room features TANKLESS (ON-DEMAND) WATER HEATER and a high-efficiency furnace. You will appreciate the LOW CONDO FEES on this family-friendly and pet-friendly condo complex. Close to many essential amenities including shops, schools, public transit, YYC Airport, parks, and playground. Come and see to appreciate!