

**566 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2232409**



# \$424,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

This is the one you've been waiting for. Welcome to this meticulously maintained end-unit townhome featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, ideally located in the vibrant community of Saddle Ridge. Step inside to a bright, open floor plan filled with natural light. The spacious living room is perfect for everyday living and entertaining. The modern kitchen shines with quartz countertops, stainless steel appliances, and ample storage—ideal for the home chef. Enjoy the convenience of top-floor laundry, well-designed spaces, and stylish finishes throughout. Set in a family-friendly area with great neighbours, close to shopping, schools, walking paths, and other everyday amenities, plus easy access to major roadways for commuting. Virtual tour available—this home will have you at "Hello! Welcome Home!"