

## 780-832-5880 cord@gpremax.com

## 144 Savanna NE Calgary, Alberta

## MLS # A2237810



## \$465,000

Division:       Saddle Ridge         Type:       Residential/Five Plus         Style:       3 (or more) Storey         Size:       1,351 sq.ft.       Age:       2018 (7 yrs old)         Beds:       3       Baths:       2 full / 1 half         Garage:       Single Garage Attached       Image: Single Garage Attached         Lot Size:       -       Image: Single Garage Attached         Forced Air       Water:       -       -         Carpet, Laminate       Sewer:       -       -         Asphalt Shingle       Condo Fee:       \$ 320       -         None       LLD:       -       -       -         Vinyl Siding, Wood Frame       Zoning:       M-1 d100       -         Poured Concrete       Utilities:       -       -					
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	yl Siding, Wood Frame		Zoning:	M-1 d10	0
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chen Island, No Animal Home, No Smoking Home, Pantry	tchen Island, No Animal Home, No Smoking H	lome, Pantry			

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

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!