

75 Savanna Boulevard NE
Calgary, Alberta

MLS # A2277556



\$584,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,564 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Corner Lot, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this fabulous corner-lot duplex, ideally situated in the highly desirable community of Savanna. This wonderfully designed residence has 3 bedrooms and 3 full bathrooms. The main level features a cozy living area/Den, family room, modern kitchen with stainless steel appliances, dining area, and a full bathroom. Upper floor have spacious master bedroom with walk-in closet and 4 pc ensuite. Good sized other 2 bedrooms, 4 piece bathroom and spacious laundry completes this floor. Unspoiled basement with 9 Ft foundation and a SEPARATE side entrance. This home has incredible potential. This property comes with a double detached garage for your parking needs and a fully concrete backyard. Recent updates- New flooring upstairs. Vacant for quick possession. Easy access to major roadways and Airport. Within walking distance you'll find the community shopping center. Watch 3D TOUR, don't miss this amazing property and book a showing today!!