



GRASSROOTS
REALTY GROUP

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566 Savanna Boulevard NE
Calgary, Alberta

MLS # A2232409



\$424,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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!"