



**GRASSROOTS**  
REALTY GROUP

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**689 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2234349**



**\$478,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Rear Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected, Garbage Collection
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Investor Alert! Lease-Back Opportunity ,Seller is willing to take one year lease of the property ,great opportunity.| 4 Bed | 2.5 Bath | Double Heated Garage | Prime Location in Savanna, Calgary Welcome to Savanna at Saddle Ridge&mdash;where style, comfort, and convenience come together in this beautifully upgraded 4-bedroom, 2.5-bathroom townhome with an attached double garage and bonus storage space. Investor Opportunity: The current owner is willing to lease the home back for one year, offering immediate rental income and a seamless investment experience. Key Features: Ground Level: Bright entry foyer Insulated double car garage Versatile 4th bedroom or home office Additional storage area Main Floor: Modern chef's kitchen with: Quartz countertops Stainless steel appliances Full-height cabinets Large central island Spacious dining area perfect for gatherings Cozy living room with a front balcony overlooking the boulevard South-facing rear balcony&mdash;ideal for sunny afternoons Powder room with large window Upper Level: Primary suite with tray ceilings, large walk-in closet & private 4-piece ensuite Two additional bedrooms with private closets Shared 4-piece bathroom Side-by-side laundry for added convenience Location Perks: Located just steps from Savanna Bazaar, you&rsquo;ll enjoy walking-distance access to shops, dining, groceries, and daily essentials. Commuters will love the quick access to Airport Trail, Metis Trail, 88th Ave, Stoney Trail, and Saddletowne Station for public transit. Why This Home? Whether you&rsquo;re a first-time homebuyer looking for modern comfort in a well-connected community, or an investor seeking a high-demand rental, this home delivers exceptional value in one of Calgary&rsquo;s most desirable neighborhoods. Don&rsquo;t miss out&mdash;schedule your private

showing today! Pls see Realtor Remarks.