



**GRASSROOTS**  
REALTY GROUP

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**156 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A2240215**



**\$315,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully maintained single-level townhome offering a perfect blend of style, functionality, and convenience. Ideal for first-time buyers or savvy investors, this two-bedroom, one-bathroom unit is located in the vibrant community of Savanna in Saddleridge—just steps from schools, shops, restaurants, parks, and transit. The thoughtfully designed interior features an open-concept living and dining area, perfect for both relaxing and entertaining. The modern kitchen boasts sleek stainless steel appliances, quartz countertops, full-height cabinetry, and a peninsula with additional seating—ideal for casual meals or hosting guests. Wide plank flooring and contemporary finishes add a touch of elegance throughout. Both bedrooms are generously sized with ample closet space, and the well-appointed bathroom features stylish fixtures and a clean, modern design. A dedicated laundry area adds everyday convenience, and the unit is complete with attached garage and low-maintenance living. Whether you're looking to get into the market or expand your investment portfolio, this home also offers great short-term rental potential. With a well-connected location and strong rental demand, it's a smart choice all around. Don't miss your chance to own a stylish, affordable home in one of Calgary's most up-and-coming communities—book your showing today!