



GRASSROOTS
REALTY GROUP

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156, 156 Savanna NE
Calgary, Alberta

MLS # A2240215



\$329,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 197
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions:	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!