



GRASSROOTS
REALTY GROUP

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110 Savanna Walk NE
Calgary, Alberta

MLS # A2247157



\$289,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	631 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Corner Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	None
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This bright, contemporary 2-bedroom townhome combines style, comfort, and functionality in a smart open-concept design. New vinyl flooring, Upscale finishes, and oversized windows with 9-foot ceilings create a light-filled, inviting space. The kitchen is a chef's delight, featuring quartz countertops, soft-close cabinetry, stainless steel appliances, and a generous pantry. Charm and practicality to the home's design. Nestled in the vibrant and growing Saddle Ridge neighborhood, this home offers unmatched convenience. You'll be just minutes from parks, playgrounds, schools, and the popular Genesis Centre, which boasts fitness facilities, sports fields, a library, and year-round community events. Shopping is close at hand, with plazas offering grocery stores, restaurants, and essential services. Excellent transit options, including an LRT station, along with quick access to Stoney Trail and Metis Trail, make commuting a breeze. Located in a well-maintained complex with low condo fees and a healthy reserve fund, this property is ideal for first-time buyers and savvy investors alike. With its prime location and quality features, it offers both comfort and peace of mind.