



GRASSROOTS
REALTY GROUP

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633 savanna Boulevard NE
Calgary, Alberta

MLS # A2256111



\$540,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,674 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	M-X1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Step into this beautiful 1,675 sq. ft. end-unit townhome in the lively community of Savanna! Boasting 4 bedrooms and 2.5 bathrooms, the main floor features an open-concept layout, a modern kitchen with quartz countertops, and stainless steel appliances, perfect for cooking and entertaining. Upstairs, the primary suite offers a private 4-piece ensuite, accompanied by two additional spacious bedrooms. Step out onto your private balcony to enjoy some fresh air and relaxation. Conveniently located just steps from Savanna Plaza—home to Chai Bar, grocery stores, restaurants, registry services, as well as Gurdwara Sahib and Gobind Sarvar School—this townhome is ideal for first-time buyers or investors looking for a move-in-ready property. Schedule your private showing today!