



GRASSROOTS
REALTY GROUP

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124 Savanna Street NE
Calgary, Alberta

MLS # A2259351



\$449,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,650 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 124 Savanna Street NE, a spacious and beautifully designed 4-bedroom, 3-bathroom townhouse located in the vibrant community of Savanna in Saddle Ridge. Offering 1,650 sq. ft. of modern living space, this home is ideal for growing families, first-time buyers, or savvy investors seeking strong rental potential in one of Calgary's fastest-growing neighborhoods. Key Features:

- Generous Floor Plan – Open-concept main level with bright windows, high ceilings, and stylish finishes.
- Modern Kitchen – Quartz countertops, stainless steel appliances, ample cabinetry, and a large island perfect for family meals or entertaining.
- 4 Spacious Bedrooms – Including a primary suite with walk-in closet and ensuite bathroom.
- Attached Double Garage – Convenient parking and storage with direct home access.
- Turnkey Condition – Freshly maintained, move-in ready, with low-maintenance finishes.
- Family-Friendly Location – Steps from parks, playgrounds, schools, shopping, and public transit.

Why Buy This Home?

- Priced competitively compared to similar homes in Savanna and Saddle Ridge.
- Larger than many nearby townhouses at ~1,650 sq. ft. yet offering a better price per square foot.
- Great investment potential in a high-demand rental area.
- Quick possession available – move in before winter!

Community Highlights: Savanna in Saddle Ridge is a welcoming, multicultural neighborhood with easy access to Calgary International Airport, major highways (Stoney & Metis Trail), schools, and shopping plazas. With a strong sense of community and rapid growth, it's one of Calgary's most desirable NE addresses.