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## 124 Savanna Street NE Calgary, Alberta

MLS # A2259351



\$449,900

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

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: \$ 270 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Vinyl Siding, Wood Frame, Wood Siding M-X1 Foundation: **Poured Concrete Utilities:** 

Features: Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

desirable NE addresses.

Welcome to 124 Savanna Street NE, a spacious and beautifully designed 4-bedroom, 2.5-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