



GRASSROOTS
REALTY GROUP

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18 Savanna Drive NE
Calgary, Alberta

MLS # A2272350



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome home to this beautiful 1480 sq ft detached property in the sought-after community of Savanna, Calgary. This well-designed home features 3 bedrooms, 2.5 bathrooms, and an open-concept main floor with a bright living room, modern kitchen, and dining area—perfect for everyday living. Enjoy year-round comfort with central A/C. The home also offers a separate side entrance to the fully finished basement, providing excellent suite potential with rough-ins for separate laundry (subject to city approval). Step outside to a low-maintenance concrete patio in the backyard—ideal for summer gatherings and outdoor relaxation. A detached double-car garage adds secure parking and extra storage. Located close to schools, parks, shopping, and transit, this home is perfect for families or investors seeking comfort, convenience, and future rental opportunities.