



GRASSROOTS
REALTY GROUP

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739 Savanna Landing NE
Calgary, Alberta

MLS # A2273868



\$559,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: REFRIGERATOR, HOOD FAN, WASHER, DRYER, STOVE.

Welcome to this beautifully maintained NO CONDO FEE row townhouse located in the heart of Savanna, NE Calgary—offering modern living, convenience, and exceptional value. As you step inside, you’re greeted by a bright, open-concept main floor with a spacious living area, a well-designed dining space, and a contemporary kitchen featuring sleek finishes that make everyday living effortless. Upstairs offers 3 comfortable bedrooms and 2.5 bathrooms, including a well-appointed primary suite with ample closet space and a private ensuite. Every room is designed to provide comfort, natural light, and functionality for families of all sizes. A standout feature of this property is the 2-bedroom basement with a separate exterior entrance, perfect for extended family, future flexibility, or added privacy. The layout is thoughtfully planned to maximize space and versatility. Outside, the home includes a rear parking pad, providing convenient parking, along with a fully fenced backyard—ideal for relaxation, kids, or outdoor gatherings. Located steps away from bus stops, a nearby shopping plaza, schools, parks, and all essential amenities, this home delivers unbeatable everyday convenience in a sought-after community. Whether you’re a first-time buyer or an investor, this property offers comfort, location, and long-term potential.