



GRASSROOTS
REALTY GROUP

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170 Savanna Walk NE
Calgary, Alberta

MLS # A2282927



\$424,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,372 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Smart Thermostat, Smart Switches, Smart Doorbell.

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath townhome in the highly desirable community of Savanna in Saddle Ridge. Built by Rohit Communities, the popular Ferrera floor plan offers a bright open-concept layout featuring a modern kitchen, high-end finishes, and direct access to the single attached garage. The home has been freshly painted throughout, and the garage is fully painted with built-in organizing shelves. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 4-piece ensuite, plus an additional full bathroom. Enjoy low condo fees and low-maintenance living without sacrificing space or style. Ideally located near schools, parks, shopping, dining, medical facilities, and Saddletowne LRT. The future Costco, future North Athletic Campus, and future new LRT station are all just a 5-minute drive away. Perfect for first-time buyers, investors, or downsizers—move-in ready and a must-see!