



**55 Savanna Park NE  
Calgary, Alberta**

**MLS # A2303353**



**\$499,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

An exceptional opportunity to own a NO CONDO FEE townhome in a premium PARK-FACING location, offering both lifestyle appeal and long-term investment potential. This elegant 4-bedroom, 3.5-bathroom residence showcases thoughtful design and quality craftsmanship, including a professionally builder-FINISHED BASEMENT that expands the home's functional living space—ideal for executive tenants, multigenerational living, or a private workspace. The open-concept main level is appointed with contemporary finishes and seamless flow, perfectly suited for upscale everyday living and entertaining. Upstairs, three generously sized bedrooms include a well-appointed primary retreat featuring a full ensuite and walk-in closet. A fourth bedroom in the lower level provides added privacy and flexibility. This home is further enhanced by central AIR CONDITIONING and a valuable SOLAR PANEL (\$31k value) system, offering improved energy efficiency and reduced operating costs—an attractive feature for both homeowners and investors alike. Outdoors, enjoy a low-maintenance yard and the convenience of a single detached oversized GARAGE. Freshly PAINTED and positioned directly across from green space and located within a sought-after, amenity-rich community near schools, shopping, and transit, this property presents a compelling blend of comfort, convenience, and enduring value. Explore the 3D tour and secure your private showing today.