



209, 669 Savanna Blvd  
Calgary, Alberta

MLS # A2182692



**\$524,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

**INVESTOR ALERT | LOW CONDO FEES | STEPS FROM SAVANNA PLAZA, SCHOOLS, & MAIN ROADS |** Step into modern comfort with this exceptional 2023-built townhome by Truman Homes, perfectly situated in the thriving Savanna community of Saddle Ridge. Spanning three levels, this home offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage with additional storage. The bright and airy main floor features large west-facing windows, an open-concept layout, and two balconies, perfect for relaxing or entertaining. The contemporary kitchen is a standout, boasting quartz countertops, stainless steel appliances, a generous island, and a pantry with plenty of storage. On the upper level, the primary suite impresses with tray ceilings, a walk-in closet, and a private ensuite. Two additional bedrooms, a full bathroom, and a side-by-side washer and dryer complete the floor. The ground-level bedroom, bathed in natural light, offers flexibility as a home office or guest room. Convenience is key, with Savanna Bazaar just steps away for groceries, dining, and daily essentials. Enjoy quick access to major routes like Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with nearby transit options. Families will appreciate the proximity to several schools, making this location ideal for all. Whether you’re looking for a family home or a savvy investor currently rented for \$2350/month—this property is a must-see. Don’t miss your chance to call it home!