



GRASSROOTS
REALTY GROUP

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109 Savanna Place NE
Calgary, Alberta

MLS # A2194568



\$679,999

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,840 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions:	None
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Stunning Brand-New Semi-Detached! Welcome to this beautifully designed side-by-side half duplex offering a modern open-concept floor plan perfect for families and investors alike. The gourmet kitchen features upgraded stainless steel appliances, quartz countertops, and ample cabinet space. The main floor boasts a bedroom and a full bathroom, ideal for guests or multi-generational living. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with an en-suite bath, plus another full bathroom, a convenient laundry room, and a cozy loft space. Enjoy year-round comfort with central air conditioning. The unfinished basement comes with a separate entrance and a second furnace already installed, making it easy to complete a 2-bedroom legal suite already roughed in. A parking pad in the backyard adds extra convenience. 9' ceiling for all 3 floors. Don't miss this incredible opportunity—schedule your viewing today with your favourite Realtor!