



**168 Savanna Walk NE
Calgary, Alberta**

MLS # A2213070



\$315,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	628 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water		

Inclusions: None

Welcome to this BRIGHT, MODERN, and WELL-PRICED townhome with a SINGLE ATTACHED REAR GARAGE that is great for first-time home buyers or investors. This ground-level, bungalow-style home is great for those with knee/leg problems or those with very young kids. This home features OPEN-CONCEPT layout with high ceilings, a cozy living room space, a contemporary kitchen with STAINLESS STEEL APPLIANCES, a LARGE PANTRY, QUARTZ countertops, PENDANT LIGHTS, SOFT-CLOSE DRAWERS, and a dual sink with pull-out faucet. The utility/laundry room features TANKLESS (ON-DEMAND) WATER HEATER and a high-efficiency furnace. You will appreciate the LOW CONDO FEES on this family-friendly and pet-friendly condo complex. Close to many essential amenities including shops, schools, public transit, YYC Airport, parks, and playground. Come and see to appreciate!