

**155 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A2288650**



**\$294,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Other, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water		

**Inclusions:** None

Discover your dream home in this stunning, move-in-ready townhome in the vibrant Savanna community! Perfect for first-time buyers or investors! This bright, ground-level unit boasts an open-concept design with 9-foot ceilings, freshly installed wide plank flooring, and large windows that flood the space with light. The modern kitchen shines with STAINLESS STEEL appliances, QUARTZ COUNTERTOP, a spacious eating bar, SOFT-CLOSE cabinets, a large pantry, and a DUAL SINK with PULL-OUT FAUCET. Recently refreshed with NEW PAINT and NEW stylish lighting FIXTURES, this home feels brand new. Two bedrooms feature deep window sills, ideal for plants. Enjoy a TANKLESS water heater, high-efficiency furnace, and a SINGLE ATTACHED GARAGE. Nestled in a family- and pet-friendly complex with low condo fees, it's steps from shops, schools, transit, YYC Airport, and parks with playgrounds and a pond. Don't miss this move-in-ready gem—book your tour today!