

**216, 669 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2302245**



**\$450,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Standard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

| LOW CONDO FEES | DOUBLE GARAGE | 4 BED & 2.5 BATH | 1600+ SQFT TOTAL | Discover contemporary living at its best in this stunning built townhome by Truman Homes, situated in the highly sought-after Savanna community in Saddle Ridge, Calgary. This thoughtfully designed 3-storey home boasts 4 bedrooms, 2.5 bathrooms, and a double attached garage—with an additional storage space. The bright, open-concept second floor is filled with natural light from expansive East facing windows, while the living room opens onto a large balcony—ideal for relaxing or entertaining. The modern chef’s kitchen showcases sleek quartz countertops, stainless steel appliances, a large island, soft-close cabinetry, and a spacious pantry for extra storage. Next to the chef’s kitchen, you’ll find a dedicated dining area perfect for meals and gatherings. Completing this level is a two-piece powder room, featuring a sink, lavatory, and a large window for added brightness. Upstairs, you’ll find three inviting bedrooms, including a primary suite with elegant tray ceilings, a roomy walk-in closet, and a private 4-piece ensuite. The two additional bedrooms are generously sized, each with its own private closet, and they share a well-appointed 4-piece bathroom. A conveniently located side-by-side washer and dryer on this level add to the home’s functionality. The ground floor offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its north-facing windows. Located just steps away from Savanna Bazaar, you’ll enjoy easy access to groceries, dining, and daily essentials. Commuters will love the proximity to major routes such as Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, as well as nearby public transit options like Saddletowne

Station. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!