

165 Savanna Street NE
Calgary, Alberta

MLS # A2309832



\$539,999

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Wet Bar		

Inclusions: Garage Door Openers

Welcome to this exceptional, well maintained, heavily upgraded NO CONDO FEES townhome in the HEART OF SAVANNA! East facing property offers the comfort. This home delivers outstanding sound insulation and privacy, ideal for modern families and professionals alike. The home showcases over \$50K in upgrades and improvements throughout. The main floor features a bright, open-concept layout with durable upgraded flooring, QUARTZ COUNTERTOP throughout in this home, Modern extra cabinetry by the mudroom, pantry, and a well-appointed kitchen with bigger size of Island. The spacious living and dining areas are perfect for everyday living and entertaining, complemented by tasteful finishes for a true move-in-ready feel. The upper floor offers a thoughtfully designed layout with three generous bedrooms, including a spacious primary bedroom with ensuite & walkin closet, plus an additional 4 pcs full bathroom. Convenient upper floor laundry adds everyday functionality, while large windows throughout provide excellent natural light. The thoughtfully designed layout continues into the fully developed basement with an additional bedroom, 4 pcs bathroom, ample storage, and a versatile family room, perfect for extended family, guests, or entertainment. Enjoy a double detached garage, landscaped and west facing backyard, concrete patio, and a fully developed rear paved lane. CENTRAL A/C for the scorching hot summer. UNBEATABLE LOCATION, just steps to SAVANNA BAZAAR, bust stop is few steps down, and close to schools, parks, and everyday amenities, with very quick access to Saddletowne LRT, multiple bus routes, and major roadways for an easy commute across the city. A rare opportunity to own this gorgeous well-maintained property, NO PETS, NO SMOKING, upgraded home in one of Calgary's fastest-growing communities. Exceptional

value, exceptional location, this one truly stands out. Primary school is coming soon within walking distance.