



**60 Savanna Place NE**  
**Calgary, Alberta**

**MLS # A2293543**



**\$609,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** Blinds

**LEGAL SUITE | DOUBLE GARAGE | DECK | PRIME LOCATION | PRICED TO SELL** Welcome to this beautiful home located in the vibrant community of Savanna. Situated close to parks, playgrounds, shopping at Savanna Bazaar, schools, transit, and just a short drive to Saddletown LRT Station, Dashmesh Culture Centre, and Gobind Sarvar School and at 1 minutue walk from the upcoming LRT station The main floor offers a spacious foyer leading to a bright living room with large rear windows that bring in plenty of natural light. The modern kitchen features quartz countertops, an oversized island, stainless steel appliances including a built-in microwave, chimney hood fan, gas range, waterline refrigerator, and a walk-in pantry. The dining area is generously sized and located beside the powder room and rear foyer, which leads to a 10' x 10' deck with gas BBQ line, perfect for outdoor enjoyment. Upstairs features a spacious primary bedroom with a walk-in closet and a private ensuite with tile flooring and glass-enclosed standing shower. Two additional bedrooms share a common bathroom with tile flooring and quartz countertops. The upper level also includes a bonus room and a convenient laundry area. The basement features a fully finished 2-bedroom, 1-bathroom LEGAL suite with a separate side entrance, spacious kitchen and living area, separate laundry, and good-sized bedrooms. Rented for \$1,200+utilities Additional highlights include a double detached garage, quartz countertops throughout, tile flooring in bathrooms, and upgraded finishes. Excellent location within walking distance to shopping, parks, playgrounds, school sites, transit, and other community amenities. Ideal for first-time home buyers or investors.

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