



GRASSROOTS
REALTY GROUP

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55 Savanna Park NE
Calgary, Alberta

MLS # A2303353



\$499,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

An exceptional opportunity to own a NO CONDO FEE townhome in a premium PARK-FACING location, offering both lifestyle appeal and long-term investment potential. This elegant 4-bedroom, 3.5-bathroom residence showcases thoughtful design and quality craftsmanship, including a professionally builder-FINISHED BASEMENT that expands the home's functional living space—ideal for executive tenants, multigenerational living, or a private workspace. The open-concept main level is appointed with contemporary finishes and seamless flow, perfectly suited for upscale everyday living and entertaining. Upstairs, three generously sized bedrooms include a well-appointed primary retreat featuring a full ensuite and walk-in closet. A fourth bedroom in the lower level provides added privacy and flexibility. This home is further enhanced by central AIR CONDITIONING and a valuable SOLAR PANEL (\$31k value) system, offering improved energy efficiency and reduced operating costs—an attractive feature for both homeowners and investors alike. Outdoors, enjoy a low-maintenance yard and the convenience of a single detached oversized GARAGE. Freshly PAINTED and positioned directly across from green space and located within a sought-after, amenity-rich community near schools, shopping, and transit, this property presents a compelling blend of comfort, convenience, and enduring value. Explore the 3D tour and secure your private showing today.