



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

33 Savanna Manor NE
Calgary, Alberta

MLS # A2304056



\$477,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautiful, well-maintained a NO CONDO fee townhouse located in the heart of Savanna. The full-width front porch overlooks the park and feels like an extension of daily life — a place to sit, connect, and take in the neighbourhood. The main floor features a bright, open-concept layout with quartz countertops, modern cabinetry, pantry, and a well-appointed kitchen with gas stove. The spacious living and dining areas are perfect for everyday living and entertaining. The upper floor offers a thoughtfully designed layout that includes a spacious PRIMARY BEDROOM WITH ENSUITE & WALK-IN CLOSET, two generous size bedrooms plus an additional 4-PIECE FULL BATHROOM. Convenient UPPER-FLOOR LAUNDRY adds everyday functionality, while large windows throughout provide excellent natural light. The property is steps away from Savanna Bazaar, transit stop, schools and shopping center. This townhome is ideal for first-time buyers or investors looking for a move-in-ready property. Schedule your private showing today!