



GRASSROOTS
REALTY GROUP

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83 Savanna Park NE
Calgary, Alberta

MLS # A2308876



\$449,900

| | | | |
|------------------|-----------------------|---------------|------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,246 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parkade | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane | | |

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: none

Welcome to this lowest priced NO CONDO FEE Townhome in the vibrant community of Savanna facing beautiful park . This bright and modern 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for everyday living and entertaining. The kitchen features ample cabinetry and flows seamlessly into the dining and living areas. Upstairs, enjoy a private primary bedroom with ensuite, convenient upper-floor laundry, and well-sized secondary bedrooms. The unfinished basement provides excellent potential for future development. Fully fenced with rear lane access and parking for two, this home is close to parks, schools, shopping, and transit—an ideal opportunity for first-time buyers or investor