



GRASSROOTS
REALTY GROUP

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36 Savanna Place NE
Calgary, Alberta

MLS # A2314917



\$539,900

Division:	Saddle Ridge		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,523 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

END UNIT, MOVE-IN READY, NEGOTIABLE POSSESSION, AND NO FIVE-YEAR TO-DO LIST WAITING FOR YOU. This brand new Savanna townhome is for the buyer who wants a fresh start without renovation math, mystery repairs, or weekends swallowed by yard work. It is practical, polished, easy to live in, and ready when you are. The main floor keeps life moving, with a bright lounge, a proper eating area, and a kitchen finished with QUARTZ COUNTERS, 42" UPPER CABINETRY, A BUILT-IN MICROWAVE, CHIMNEY-STYLE HOOD FAN, STAINLESS STEEL APPLIANCES, MATTE BLACK HARDWARE, a SILGRANITE UNDERMOUNT SINK, and a glossy stacked tile backsplash carried to the ceiling at the range wall. The MAIN FLOOR POCKET OFFICE packs a punch in all the right ways. Work-from-home days, school projects, bills, forms, chargers, random papers that somehow reproduce overnight—this gives them a proper place to land. Not the kitchen island. Not the dining table. An actual dedicated space. Upstairs, three bedrooms are arranged around a CENTRAL BONUS ROOM, making the second floor feel more flexible and functional. The primary bedroom has its own ensuite and walk-in closet, and the laundry is upstairs because hauling baskets between floors is a character-building exercise most of us can skip. The unfinished basement with BATHROOM ROUGH-IN and SIDE ENTRY adds valuable future development flexibility without forcing decisions before you are ready. Out back, rear lane access with a PARKING PAD keeps things simple, while the rear patio gives you outdoor space without signing you up for a second job in landscaping. With 1,523 sq. ft., three bedrooms, a bonus room, pocket office, basement potential, and a Savanna location close to parks, pathways, schools, transit, shopping, and everyday essentials, THIS IS

A SMART MOVE without the usual buyer homework. Move in now, settle in properly, and save your weekends for something better. Contact your agent and book a showing today! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.