



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13 Savanna Place NE
Calgary, Alberta

MLS # A2317272



\$465,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Welcome to this gorgeous, NO CONDO FEES 2-storey townhouse in the highly sought-after community of SAVANNA, CALGARY, offering over 1,500 Sq. Ft. of functional elegance. The MAIN LEVEL FEATURES A UNIQUE, ARCHITECTURAL LAYOUT WITH A TWO-STEP RISER that beautifully defines the space between the front family living room and the dining area, while still maintaining a bright, open-concept feel while providing a distinct sense of room separation. This level also boasts an L-SHAPED REAR KITCHEN equipped with BOTH A BREAKFAST COUNTER AND A SEPARATE ISLAND, leading out to a pre-built wood landing and steps that open up to your SUNNY SOUTH BACKYARD. Upstairs, you will find a BONUS ROOM perfect for family movie nights, alongside 3 spacious bedrooms, 2 full bathrooms, and a CONVENIENT UPSTAIRS LAUNDRY ROOM. Need more space? The UNFINISHED BASEMENT features EXTENDED 9 FT. CEILINGS, TWO LARGE WINDOWS, and corner-tucked mechanicals, offering massive potential for future development. Location is unbeatable, putting you within WALKING DISTANCE TO PLAYGROUNDS, PARKS, SAVANNA BAZAAR, AND MULTIPLE BUS STOPS, while being surrounded by top-tier schools like Peter Lougheed, Saddle Ridge, and Gobind Sarvar High School. Best of all, the LIST PRICE INCLUDES GST, AND ELIGIBLE FIRST-TIME BUYERS CAN CLAIM THE NEW HOUSING GST REBATE TO REDUCE THEIR UPFRONT PURCHASE PRICE, making this amenity-rich dream home an incredible, affordable opportunity!