



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Savanna Road
Calgary, Alberta

MLS # A2323732



\$549,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,345 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: TV Mount (Living Room), TV Mount (Bedroom)

OPEN HOUSE - SATURDAY, JUNE 27 (12:00pm - 2:00pm) & SUNDAY, JUNE 28 (12:00pm - 4:00pm) Welcome to one of Saddle Ridge's best-maintained homes. Located in the charming Savanna community, this duplex faces a green space and sits within thoughtfully designed streetscapes that make it a great place to call home. MAIN FLOOR - Step inside and you're greeted by bright, modern living spaces with 10ft ceilings. Luxury Vinyl Plank (LVP) flooring flows throughout, creating an open-concept layout perfect for entertaining. A striking ACCENT WALL WITH SLATED PANELS adds visual interest to the living area, while the spacious kitchen features QUARTZ countertops, modern cabinetry, and a generous KITCHEN ISLAND with breakfast bar. It also features a drinking WATER FILTRATION SYSTEM for convenience. A convenient half-bath and rear access leads to your PRIVATE BACKYARD, complete with a full-sized DECK and room to expand (build-ready for a garage if desired). UPPER LEVEL - Three generous bedrooms, including a primary suite with large windows, a walk-in closet, and ensuite. A second full bathroom and upper-floor laundry add everyday convenience. BASEMENT - Unfinished basement with excellent potential for additional living space tailored to your needs. UPGRADES - The property comes with a WATER SOFTENER which prevents scale buildup throughout the home. The FURNACE was recently updated (2025), and the ROOF and SIDINGS were also changed two years ago. LOCATION & LIFESTYLE - Minutes from schools, playgrounds, shopping, and dining. Easy access to the Calgary International Airport, Stoney Trail, Metis Trail, Deerfoot Trail, and the Saddletown LRT station for seamless commuting. Discover why this could be your perfect home - book your showing today.

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