



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Savanna Place NE
Calgary, Alberta

MLS # A2325539



\$489,900

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,422 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Level, 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, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data

Inclusions: N/A

MOVE-IN READY, NO CONDO FEES, AND SITTING RIGHT WHERE FIRST-TIME BUYERS AND INVESTORS WANT TO BE—this Savanna townhome checks ALL the boxes that actually matter. Immediate possession means no waiting, no guessing, and no monthly fees quietly eating into your budget. The main floor is open, efficient, and refreshingly well thought out. The kitchen anchors the space with a BREAKFAST BAR ISLAND, QUARTZ COUNTERTOPS, matte black hardware, a CHIMNEY-STYLE HOOD FAN, and a BUILT-IN MICROWAVE—clean lines, practical finishes, and nothing overdone. Durable LVP hard-surface flooring keeps daily life low-maintenance, while the layout flows easily from cooking to dining to relaxing without wasted space. Upstairs, three bedrooms—including a comfortable primary with walk-in closet—are paired with UPPER-FLOOR LAUNDRY and two full bathrooms finished with matching quartz, keeping the look cohesive and easy to live with. The neutral palette is intentional: easy to furnish, easy to rent, and unlikely to date itself anytime soon. Downstairs, the unfinished basement leaves room to grow, add value, or keep things simple. Out back, rear lane access and a DEDICATED GRAVEL PARKING PAD add everyday practicality—without the rules, boards, or monthly fees that often come with townhome living. Set in the heart of Savanna, with QUICK ACCESS TO TRANSIT, SCHOOLS, SHOPPING, AND EVERYDAY AMENITIES, this is the kind of property that works just as hard as you do. A smart entry point, a solid investment, and a home that’s ready when you are. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.