



GRASSROOTS
REALTY GROUP

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71 Savanna Park NE
Calgary, Alberta

MLS # A2327284



\$479,999

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Outside, Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Other, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Curtains Rods

OPEN HOUSE: Saturday, July 18, 2026 1:00pm-3:00pm & Sunday, July 19, 2026 1:00pm-3:00pm. Welcome to this beautifully maintained END UNIT townhome in the vibrant community of Savanna, where comfort, convenience, and value come together. With NO CONDO FEES, 3 bedrooms, 2.5 bathrooms, and an unfinished basement, this home gives you the opportunity to customize the space to suit your needs. Perfect for first-time buyers, growing families, and investors, this home offers both style and functionality. The open concept main floor features a bright and functional layout, enhanced by LED kitchen lighting, an abundance of natural light, quartz countertops, and a upgraded REFRIGERATOR, creating a modern and inviting kitchen that's perfect for everyday living and entertaining. The east facing front entrance welcomes the morning sun, while ALL SEASON STORM DOORS at both the front and rear provide year round comfort,safety, and efficiency. Enjoy peace of mind knowing the home's major exterior upgrades have already been completed, including a CLASS 4 IMPACT-RESISTANT ROOF and NEW VINYL SIDING, both INSTALLED IN JULY 2025. These valuable improvements offer added durability and protection for years to come. Upstairs, you'll find a spacious primary retreat with a private ensuite, two additional well sized bedrooms, and a full bathroom. The unfinished basement offers endless possibilities to create a home gym, recreation room, or additional living space. The END UNIT location is a true standout, providing extra privacy, additional windows for natural light, and an open feel. Guests will appreciate the AMPLE STREET PARKING conveniently located directly across the home. Ideally located in one of Calgary's most desirable northeast communities, you're just minutes from Savanna Bazaar, schools, parks,

playgrounds, walking paths, public transit, restaurants, shopping, and easy access to Stoney Trail and Deerfoot Trail. Everything you need is within reach. This is an incredible opportunity to own a stylish, low maintenance home in a thriving neighbourhood with NO CONDO FEES and major upgrades already taken care of. Don't miss your chance to make it yours!