



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

116 Savanna Walk NE
Calgary, Alberta

MLS # A2331776



\$370,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,510 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Paved, See Remarks, Street Lighti		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	36-25-1-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	None
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SATURDAY, AUGUST 1ST, 1-4PM- This beautifully maintained original-owner home offers exceptional value in one of Calgary's most convenient and amenity-rich locations. Situated in the heart of Savanna, residents enjoy effortless access to major city connectors including Stoney Trail, Metis Trail, and Airport Trail, making commuting across the city or to the Calgary International Airport fast and stress-free. Just minutes away, the Genesis Centre provides world-class recreation, fitness facilities, library services, and community programming- an incredible lifestyle advantage for families and active individuals. Daily conveniences are equally close, with nearby shopping, restaurants, schools, parks, and transit options all within easy reach. Inside, the unit has been exceptionally well cared for over the years, reflecting true pride of ownership. The home has never been rented and has been lived in by the original owner since day one, offering buyers a level of upkeep and cleanliness that stands out immediately. Thoughtful maintenance, gentle use, and consistent care make this property feel warm, solid, and move-in ready. Whether you're a first-time buyer, downsizing, or seeking a low-maintenance home in a thriving community, this suite delivers comfort, convenience, and long-term peace of mind.