



GRASSROOTS
REALTY GROUP

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693 Savanna Boulevard NE
Calgary, Alberta

MLS # A2334194



\$379,900

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,667 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-X2 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

LOW CONDO FEES | DOUBLE ATTACHED GARAGE | 4 BEDROOMS | OVER 1,600 SQ.FT. OF LIVING SPACE | Modern design, functional living, and an unbeatable location come together in this beautifully maintained Truman-built townhome in the heart of Savanna. Offering over 1,600 sq.ft. of thoughtfully designed living space, 4 bedrooms, 2.5 bathrooms, and a double attached garage, this home is ideal for first-time buyers, growing families, and investors alike. The bright, open-concept main level is filled with natural light from expansive windows and showcases luxury vinyl plank flooring, contemporary finishes, and a timeless neutral colour palette. The spacious living room opens onto a private balcony, creating the perfect space to relax or entertain. The stylish kitchen serves as the centerpiece of the home, featuring quartz countertops, stainless steel appliances, full-height soft-close cabinetry, a classic tile backsplash, a spacious pantry, and a large island with seating and abundant prep space. A dedicated dining area and convenient powder room complete the level. Upstairs, the primary retreat features tray ceilings, a walk-in closet, and a private 4-piece ensuite. Two additional generously sized bedrooms share a modern 4-piece bathroom, while upper-level laundry adds everyday convenience. The ground floor offers exceptional flexibility with a fourth bedroom that can easily function as a home office, guest room, gym, or playroom. Direct access to the double attached garage and additional storage space complete this level. Located just steps from Savanna Bazaar, parks, playgrounds, schools, shopping, restaurants, and transit, this home offers outstanding convenience for everyday living. Enjoy quick access to Metis Trail, Airport Trail, Stoney Trail, and the Saddletowne LRT Station, making commuting anywhere in Calgary effortless. Move-in ready and offering

exceptional value in one of northeast Calgary's most vibrant communities, this is an opportunity you won't want to miss.