



GRASSROOTS
REALTY GROUP

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83 Savanna Park NE
Calgary, Alberta

MLS # A2335173



\$439,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this lowest priced NO CONDO FEE Townhome in the vibrant community of Savanna facing beautiful park . This bright and modern 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for everyday living and entertaining. The kitchen features ample cabinetry and flows seamlessly into the dining and living areas. Upstairs, enjoy a private primary bedroom with ensuite, convenient upper-floor laundry, and well-sized secondary bedrooms. The unfinished basement provides excellent potential for future development. Fully fenced with rear lane access and parking for two, this home is close to parks, schools, shopping, and transit—an ideal opportunity for first-time buyers or investor