



GRASSROOTS
REALTY GROUP

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175 Savanna Street NE
Calgary, Alberta

MLS # A2340018



\$411,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,470 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Corner End Unit | 3 Bed | 2.5 Bath | 1470 Sq Ft | Double Garage | Green Space | Savanna### Welcome to one of the finest 3-storey plans in the complex! This beautifully maintained 1,470 sq. ft. 3-bedroom, 2.5-bathroom end-unit townhouse in Savanna offers exceptional privacy, abundant natural sunlight, and a duplex-style feel as it backs onto green space with no neighbours directly behind or in front. The main foyer features a comfortable sitting area, utility room, and access to the double attached rear garage, while the main living level boasts a spacious open-concept living and dining area overlooking a beautifully upgraded kitchen with plenty of cabinetry and modern finishes. Upstairs features a generous primary bedroom with a 4-piece ensuite, two additional well-sized bedrooms, and another 4-piece bathroom. Enjoy your private balcony, perfect for morning coffee or relaxing outdoors. Recent 2026 exterior upgrades include a brand-new garage door. Ideally located directly across from Savanna Market, just minutes from Saddle Towne LRT Station, steps from a playground, and with the planned Savanna LRT Station adding future connectivity and value. A fantastic opportunity for first-time buyers, families, or investors—this bright, private, and highly desirable corner unit is truly a must-see!