

145 Savanna Street NE
Calgary, Alberta

MLS # A2214727



\$519,900

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Central
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-G
Utilities:	-

Inclusions: na

Welcome to this beautifully maintained townhome in the heart of Savanna — offering exceptional value with no condo fees and a detached double garage! Ideally located within walking distance to the Savanna shopping plaza, schools, parks, and public transit, this is the perfect home for families, first-time buyers, or investors alike. The inviting main floor features luxury vinyl plank flooring throughout and a bright, open-concept layout. The spacious kitchen is a chef's delight, complete with quartz countertops, a walk-in pantry, modern cabinetry. Upstairs, you'll find two generously sized bedrooms and a convenient laundry room. The primary suite offers a private retreat with a 4-piece ensuite and a walk-in closet. An additional 4-piece main bathroom completes the upper level. The basement is undeveloped, offering endless possibilities for future development to suit your needs — whether it's a home gym, rec room, or additional living space. Enjoy summer evenings in your private backyard and take advantage of the double detached garage, providing ample parking and storage. Don't miss your chance to own this beautiful, move-in-ready home in one of Calgary's most desirable NE communities!