

**16 Savanna Passage NE**  
**Calgary, Alberta**

**MLS # A2236256**



**\$315,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** None

Welcome to this beautiful single-level townhome in Savanna. Wonderful opportunity for a first-time buyer or an investor looking for a perfect opportunity. This convenient two-bedroom and one-bathroom unit is ideally situated near all the essential amenities, making it a perfect choice for everyone. The well-maintained unit includes a living room designed to meet maximum space and comfort for everyday living, a kitchen with stainless steel appliances, a quartz countertop, and a peninsula for extra seating. The two good-sized bedrooms provide ample space for relaxation. The bathroom is well-appointed with contemporary fixtures and finishes. For investors, this property presents an exceptional opportunity for short-term rentals, such as Airbnb, opening the door to a potentially lucrative investment. Being in Savanna in Saddleridge, the location is a prime attraction for this unit. The community is well-connected, with easy access to major roadways and public transportation, walking distance to schools, both public and Catholic, shopping centers, and restaurants. Don't miss out on becoming a proud owner of this unit!