



THE
A-TEAM

**RE/MAX
FIRST**

669 SAVANNA Boulevard #404, Calgary T3J2K2

MLS® #: **A2156318**

Area: **Saddle Ridge**

Listing Date: **08/08/24**

List Price: **\$520,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,633**

Low Sqft:

Ttl Sqft: **1,633**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

41

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane, Many Trees**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Siding

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat: **Breakfast Bar, Chandelier, Kitchen Island, Quartz Counters, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`2" x 9`1"	Foyer	Main	7`10" x 13`0"
Furnace/Utility Room	Main	8`11" x 3`7"	2pc Bathroom	Second	5`3" x 9`0"
Dining Room	Second	13`6" x 6`2"	Kitchen	Second	15`4" x 14`4"
Living Room	Second	19`3" x 12`7"	4pc Bathroom	Third	5`6" x 7`11"
4pc Ensuite bath	Third	7`11" x 5`1"	Bedroom	Third	9`5" x 12`4"
Bedroom	Third	9`5" x 12`4"	Bedroom - Primary	Third	10`11" x 14`5"

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1 d100

Legal Desc: **2310927**

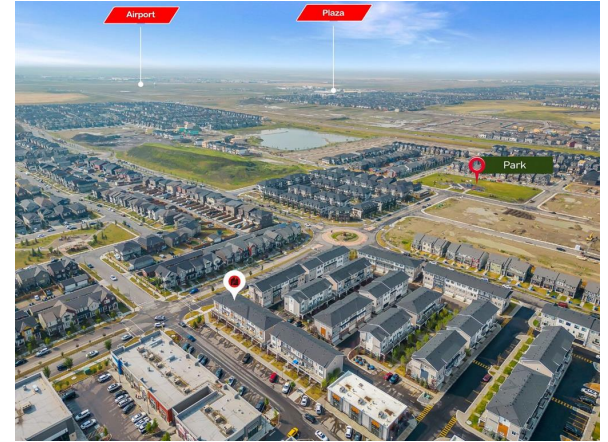
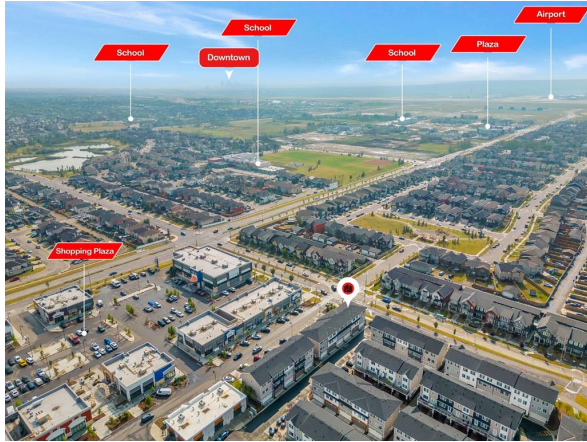
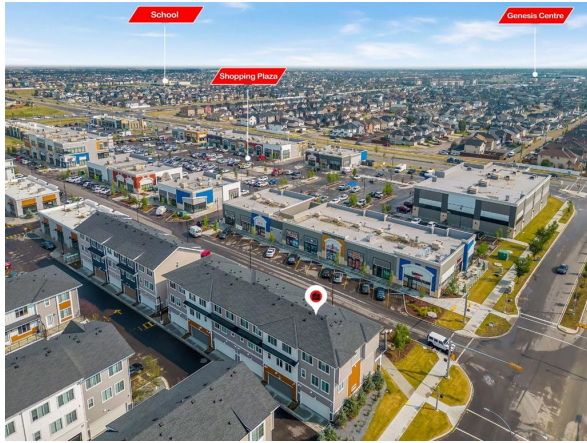
Remarks

Pub Rmks: **WOW! WHAT A GREAT LOCATION . COME AND CHECK OUT THIS** beautifully crafted, townhouse offers a blend of ease and elegance. Its contemporary design ensures both comfort and luxury within the vibrant Savanna community in Saddle Ridge. Located in the northeast area of Saddle Ridge, Savanna adheres to smart growth principles, providing convenient access and a range of amenities. The ground level includes a HEATED double attached garage for easy parking and a bedroom that can serve as an office if desired. The main floor combines style with functionality, enhanced by abundant natural light from large windows and additional pot lights. The space is accentuated with luxurious vinyl plank flooring, a neutral palette, and high-end finishes. The inviting living room connects to the balcony, perfect for peaceful mornings. The kitchen is a culinary dream, featuring quartz countertops, stainless steel appliances, full-height cabinetry, a classic tile backsplash, and a central island with an eating bar for extra prep space or casual dining. The dining area is ideal for gatherings and is complemented by a convenient powder room. Upstairs, the primary suite offers a serene retreat with high ceilings, an oversized window, a spacious walk-in closet, and a private ensuite. Two additional bright and airy bedrooms share a modern 4-piece main bathroom. Laundry facilities on this level add to the home's convenience. The location provides easy access to extensive pathways, parks, and playgrounds within the community, enhancing your lifestyle. The nearby Savanna Bazaar offers a range of live-work-play opportunities, while schools, shops, and recreational facilities in Saddle Ridge are just minutes away. Schedule a viewing today and discover the perfect place to build your future.

Inclusions: **NA**
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





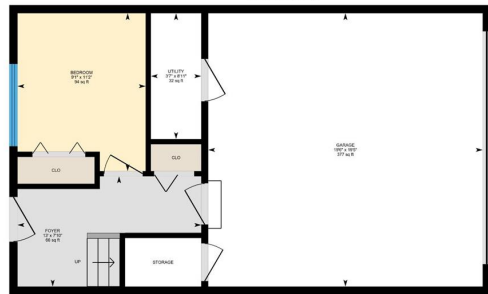






404-669 Savanna Blvd NE, Calgary, AB

Ground Floor Exterior Area 230.29 sq ft
Interior Area 201.96 sq ft
Excluded Area 482.21 sq ft

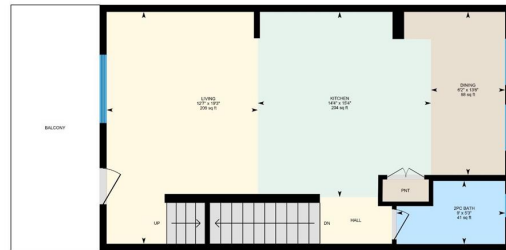


0 3 6 ft PREPARED: 2024/05/09

White regions are excluded from total floor area in GVUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

404-669 Savanna Blvd NE, Calgary, AB

1st Floor Exterior Area 637.71 sq ft
Interior Area 633.36 sq ft



0 3 6 ft PREPARED: 2024/05/09

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404-669 Savanna Blvd NE, Calgary, AB

2nd Floor Exterior Area 600.14 sq ft
Interior Area 633.85 sq ft



0 3 6 ft PREPARED: 2024/05/09

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