



THE
A-TEAM

**RE/MAX
FIRST**

661 SAVANNA Boulevard, Calgary T3J 4B6

MLS®#: **A2176201** Area: **Saddle Ridge** Listing Date: **10/29/24** List Price: **\$509,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,645**
 Low Sqft:
 Ttl Sqft: **1,645**

Access:
 Lot Feat: **Back Lane,Lawn,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

95
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tray Ceiling(s),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"	Furnace/Utility Room	Lower	8`11" x 3`7"
2pc Bathroom	Main	5`4" x 9`0"	Dining Room	Main	13`7" x 9`1"
Kitchen	Main	15`5" x 11`4"	Living Room	Main	19`3" x 12`6"
4pc Bathroom	Upper	5`7" x 7`10"	4pc Ensuite bath	Upper	7`10" x 4`11"
Bedroom	Upper	9`6" x 12`3"	Bedroom	Upper	9`6" x 12`3"
Bedroom - Primary	Upper	11`2" x 14`6"			

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2310870**

Remarks

Pub Rmks: ****BACK ON MARKET - buyer failed to obtain financing - don't miss your chance to buy this mint condition unit with additional parking** Experience modern living at its finest in this exceptional 2023-built townhome by Truman Homes, nestled in Calgary's desirable Savanna, Saddle Ridge community. This spacious 3-storey residence offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage complete with a convenient storage area. The open-concept main floor is bathed in natural light from large south-facing windows, while the living room extends to a massive balcony with upgraded glass railings, creating a perfect space to unwind. The chef's kitchen has beautiful quartz countertops, stainless steel appliances, a large island, soft-closing cabinets, and a pantry that offers tons of storage. On the upper floor, you'll find three comfortable bedrooms, including a primary suite featuring luxurious tray ceilings, a spacious walk-in closet, and a private ensuite. Side-by-side washer and dryer on this level adds to the convenience. The ground floor includes a versatile bedroom, which can also be used as an office or flex room, with plenty of sunlight from its south-facing orientation. Perfectly located, this townhome is less than a minute's walk from Savanna Bazaar, offering groceries, dining, and daily conveniences at your doorstep. Commuters will appreciate quick access to major routes including Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with easy transit options (Saddletowne Station and nearby bus routes). The area is family-friendly with a variety of schools nearby, including Saddle Ridge School, Gobind Sarvar, Al-Madinah, Manmeet Singh Bullar, Peter Lougheed, Light of Christ, and Nelson Mandela High School. Whether you're a first-time buyer or an investor, this home is an exceptional opportunity - previous tenants rented for \$2,600/month plus utilities. Don't miss out on this fantastic property!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









