



THE
A-TEAM

**RE/MAX
FIRST**

237 SAVANNA Walk, Calgary T3J 0Y3

MLS®#: **A2177633**

Area: **Saddle Ridge**

Listing Date: **11/14/24**

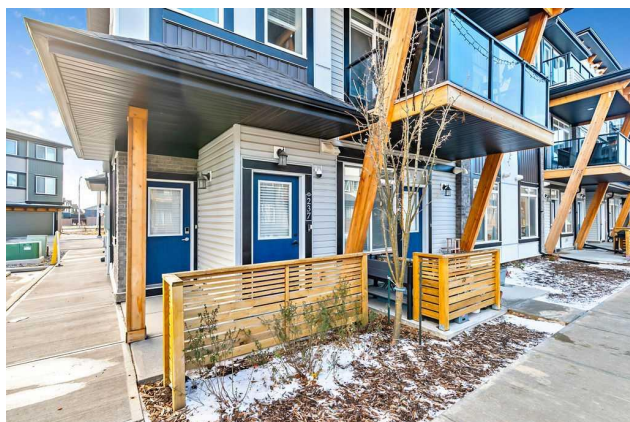
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,388**
Low Sqft:
Ttl Sqft: **1,388**

DOM

76

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 15`10"
Dining Room	Main	8`6" x 14`10"
Bedroom	Second	10`0" x 10`5"
Laundry	Second	3`8" x 6`0"
2pc Bathroom	Main	4`9" x 4`11"
4pc Ensuite bath	Second	4`10" x 8`4"

Room	Level	Dimensions
Kitchen	Main	11`3" x 11`4"
Bedroom - Primary	Second	11`7" x 12`3"
Bedroom	Second	9`8" x 10`4"
Furnace/Utility Room	Second	3`4" x 3`5"
4pc Bathroom	Second	5`5" x 8`4"
Balcony	Main	6`9" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1810452**

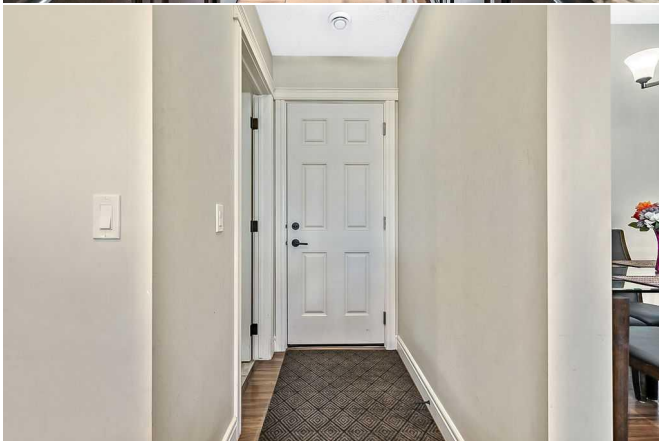
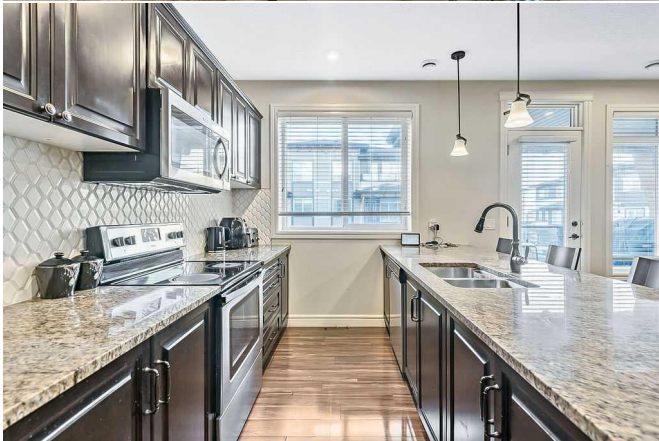
Remarks

Pub Rmks: **Welcome to this stunning and spacious townhouse in the vibrant community of Saddle Ridge, where luxury meets convenience! This immaculate residence stands out with its open-concept floor plan, modern finishes, and an abundance of natural light streaming through expansive windows. With 3 bedrooms, 2 1/2 bathrooms, this townhouse offers ample space for comfortable, stylish living. Step inside to find a large kitchen featuring stainless steel appliances, quartz countertops, and beautiful flooring, all complemented by a chic color scheme. The main deck is perfect for dining or relaxation, while an additional upper deck provides a serene retreat for your morning coffee or evening sunsets. The thoughtfully designed layout includes a spacious living room and direct access to a single attached garage, ensuring convenience and security. The upper level hosts a primary suite with a walk-in closet and ensuite bath, along with two more generous bedrooms, a well-appointed four-piece bathroom, and a convenient laundry location. Ideal for families, this home is steps away from a playground, schools, shopping centers, the LRT and the YMCA making it the perfect blend of suburban comfort and urban accessibility. Don't miss this chance to make this exquisite townhouse your new home, where every detail has been designed with your lifestyle in mind. **Note: New Microwave Hood fan was installed after pictures were taken.****

Inclusions:
Property Listed By: **N/A**
CIR Realty

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









GROSS AREA 237 Savanna Walk NE - Calgary
 ENTRANCE LEVEL: 21.67 Sqft, MAIN LEVEL: 634.73 Sqft
 UPPER LEVEL: 741.37 Sqft, GARAGE: 198.92 Sqft
 TOTAL: 1387.77 Sqft