



THE
A-TEAM

**RE/MAX
FIRST**

541 SAVANNA Boulevard, Calgary T3N 1A8

MLS®#: **A2178741**

Area: **Saddle Ridge**

Listing Date: **11/13/24**

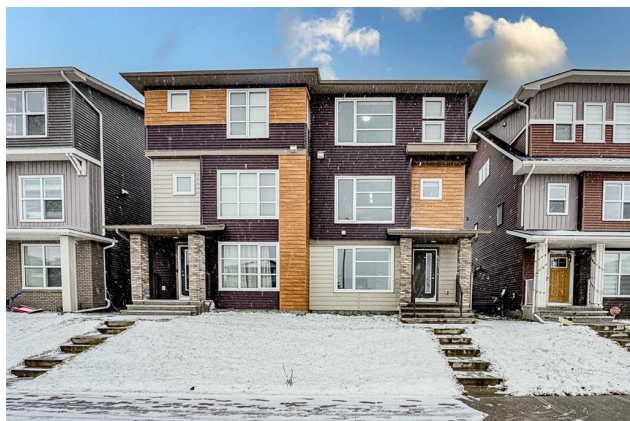
List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar: **2,604 sqft**
Lot Shape:

Access:
Lot Feat: **Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **2,084**
Low Sqft:
Ttl Sqft: **2,084**

DOM

7
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey, Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`8" x 11`2"
4pc Ensuite bath	Main	10`8" x 5`4"
Living Room	Second	18`11" x 13`2"
2pc Bathroom	Second	5`0" x 5`1"
3pc Ensuite bath	Third	5`8" x 10`8"
Bedroom	Third	9`1" x 12`4"
Spice Kitchen	Second	6`2" x 5`9"

Room	Level	Dimensions
Kitchen	Main	10`9" x 5`3"
Kitchen	Second	14`8" x 13`8"
Dining Room	Second	14`11" x 15`1"
Bedroom - Primary	Third	13`1" x 15`8"
Bedroom	Third	9`7" x 12`5"
4pc Bathroom	Third	5`1" x 8`2"
Walk-In Closet	Third	5`11" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612335

Remarks

Pub Rmks: **Welcome to 541 Savanna Blvd in one of the most desirable communities of NE Calgary, Saddle Ridge! This 2017 Built 3 Storey duplex is perfect for first time home buyers and investors. On the main floor, there is a bedroom, full bathroom and a Kitchen and it has been converted into a rental suite. On 2nd floor, you will see a spacious living area, a beautiful kitchen with Chimney Hood fan & Built -in Microwave. Moreover, there is a SPICE KITCHEN for extra privacy while entertaining guests. A 2pc bathroom completes this floor. Moving to 3rd floor, there is a primary bedroom with a walk-in closet and 3 pc ensuite. There are two additional bedrooms and a 4pc bathroom. Call today to book your private showing!**

Inclusions:
Property Listed By: **None**
Exa Realty

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







