



THE
A-TEAM

**RE/MAX
FIRST**

146 SAVANNA Street, Calgary T3J 2K2

MLS®#: **A2180032** Area: **Saddle Ridge** Listing **11/20/24** List Price: **\$520,000**
 Status: **Active** County: **Calgary** Change: **-\$3k, 08-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,660**
 Low Sqft:
 Ttl Sqft: **1,660**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

DOM

63
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** Construction: **Vinyl Siding, Wood Frame, Wood Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

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

Condo Fee:
\$272

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2310892**

Remarks

Pub Rmks: **Move into this BRAND NEW spacious three-story executive style townhome in the new sought-after North East community of Savanna. Home offers many upgrades such as stone countertops, ceiling-high cabinets, stainless steel appliances, pot lights, 9ft ceilings, wide plank flooring on the main and upper level, and much more! Enjoy the open concept main floor layout with a beautiful kitchen, living room, dining area, half bathroom, and mudroom. On the upper level, you will find three bedrooms making this home a great fit for a family or a couple with needs for extra space or an added office/den. The master bedroom easily accommodates a king-size bed and has a beautiful spa-like en-suite with double vanity. Two other bedrooms have direct access to a full 4 piece bathroom making it excellent for kids or guests. Laundry and an extra-wide linen closet round out this great this great function upper-level floorplan. This upscale community has lots to offer including easy access to many amenities such as grocery stores, markets, services, and recreation facilities. Quick access to to major routes such as Deerfoot, Stoney Trail, Metis Trail, and the Saddletown LRT Station.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





