



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**669 SAVANNA BLVD #209, Calgary T3J 4B6**

MLS®#: **A2182692**      Area: **Saddle Ridge**      Listing Date: **12/07/24**      List Price: **\$524,900**  
 Status: **Active**      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: **1,689**  
                     Low Sqft:  
                     Ttl Sqft: **1,689**

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

DOM

**14**  
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**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      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, Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$272**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X1**

Legal Desc: **2310998**

Remarks

Pub Rmks: **INVESTOR ALERT | LOW CONDO FEES | STEPS FROM SAVANNA PLAZA, SCHOOLS, & MAIN ROADS | Step into modern comfort with this exceptional 2023-built townhome by Truman Homes, perfectly situated in the thriving Savanna community of Saddle Ridge. Spanning three levels, this home offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage with additional storage. The bright and airy main floor features large west-facing windows, an open-concept layout, and two balconies, perfect for relaxing or entertaining. The contemporary kitchen is a standout, boasting quartz countertops, stainless steel appliances, a generous island, and a pantry with plenty of storage. On the upper level, the primary suite impresses with tray ceilings, a walk-in closet, and a private ensuite. Two additional bedrooms, a full bathroom, and a side-by-side washer and dryer complete the floor. The ground-level bedroom, bathed in natural light, offers flexibility as a home office or guest room. Convenience is key, with Savanna Bazaar just steps away for groceries, dining, and daily essentials. Enjoy quick access to major routes like Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with nearby transit options. Families will appreciate the proximity to several schools, making this location ideal for all. Whether you're looking for a family home or a savvy investor currently rented for \$2350/month—this property is a must-see. Don't miss your chance to call it home!**

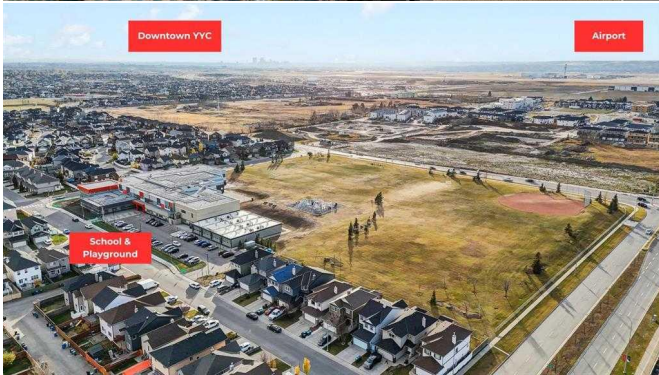
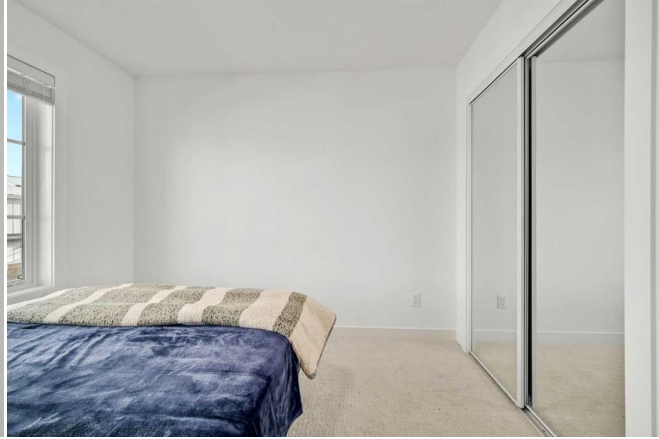
Inclusions: **n/a**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









Downtown YYC

Airport

