



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**669 SAVANNA Boulevard #303, Calgary T3J 2K2**

MLS®#: **A2185817**

Area: **Saddle Ridge**

Listing Date: **01/08/25**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,671**  
Low Sqft:  
Ttl Sqft: **1,671**

DOM

**24**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat:  
Utilities: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 9`1"	Dining Room	Second	8`9" x 13`5"
Living Room	Second	15`0" x 12`2"	Kitchen	Second	13`5" x 11`6"
2pc Bathroom	Second	5`11" x 5`3"	Balcony	Second	19`2" x 6`9"
Bedroom - Primary	Third	10`11" x 11`11"	4pc Ensuite bath	Third	7`10" x 4`11"
Bedroom	Third	9`5" x 12`3"	4pc Bathroom	Third	5`6" x 7`9"
Bedroom	Third	9`4" x 12`3"	Walk-In Closet	Third	6`6" x 4`0"

Legal/Tax/Financial

Condo Fee: <b>\$270</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-X1</b>
Legal Desc:	<b>2310907</b>	

Remarks

Pub Rmks: **EXCELLENT LOCATION FOR THIS BEAUTIFUL FOUR BEDROOMS TOWNHOUSE ,ONLY ONE YEAR OLD,ONE BEDROOM ON THE MAIN FLOOR WITH DOUBLE ATTACHED GARAGE,SECOND FLOOR WITH BEAUTIFUL KITCHEN WITH WHITE KITCHEN CUPBOARDS,ISLAND,PANTRY,DINING ROOM,HALF BATH AND FAMILY ROOM WITH A MAN DOOR TO THE LARGE BALCONY,THIRD FLOOR WITH ANOTHER 3 BEDROOMS,MASTER BEDROOM WITH 4 PCE BATH ENSUITE AND WALK IN CLOSET,ANOTHER FULL BATH AND LAUNDRY ROOM,MANY UPGRADES INCLUDES QUARTZ COUNTERTOPS,POT LIGHTS,STAINLESS STEELS APPLIANCES,WALK TO BUS STOP,SHOPPING CENTRE AND PLAYGROUNDS.**

Inclusions:  
Property Listed By: **none**  
**MaxValue Realty Ltd.**

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











