

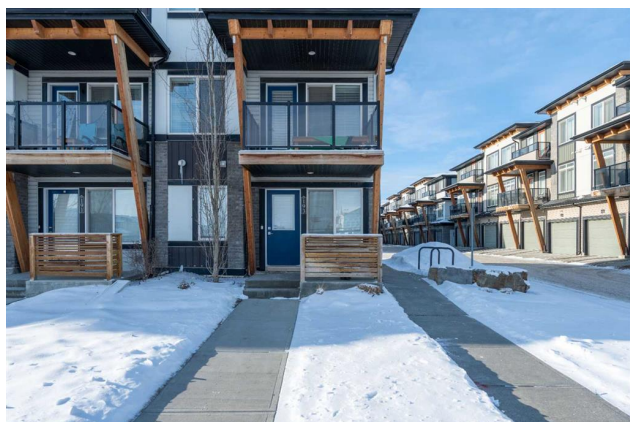


THE
A-TEAM

**RE/MAX
FIRST**

193 SAVANNA Street, Calgary T3J0Y2

MLS®#: **A2186614** Area: **Saddle Ridge** Listing Date: **01/10/25** 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: **2017**
Lot Information
 Lot Sz Ar: **1,496 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,472**
 Low Sqft:
 Ttl Sqft: **1,472**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached, Garage Door Opener, Heated Garage**

Utilities and Features

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

Construction: **Mixed**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	11`5" x 9`9"
Bedroom	Third	13`0" x 8`8"
4pc Bathroom	Third	7`11" x 4`10"
Dining Room	Second	14`1" x 8`11"
Spice Kitchen	Second	0`0" x 0`0"
2pc Bathroom	Main	4`11" x 3`0"
Foyer	Main	11`2" x 14`6"

Room	Level	Dimensions
Bedroom	Third	13`0" x 8`11"
3pc Ensuite bath	Third	5`1" x 7`10"
Living Room	Second	19`10" x 18`1"
Kitchen	Second	12`1" x 9`2"
Balcony	Second	0`0" x 0`0"
Furnace/Utility Room	Main	5`10" x 4`2"

Condo Fee:
\$319

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

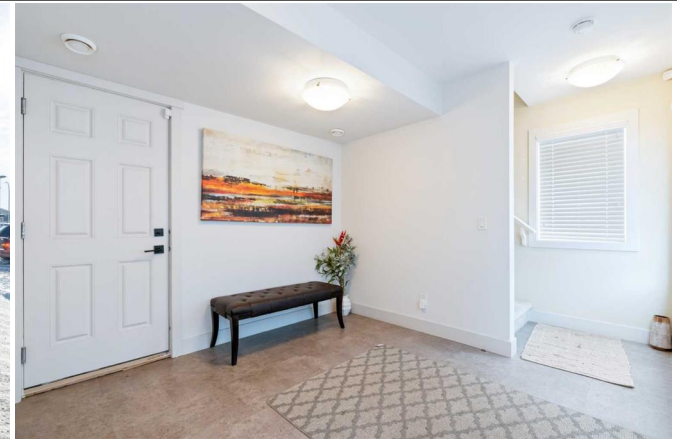
Legal Desc: **1810452**

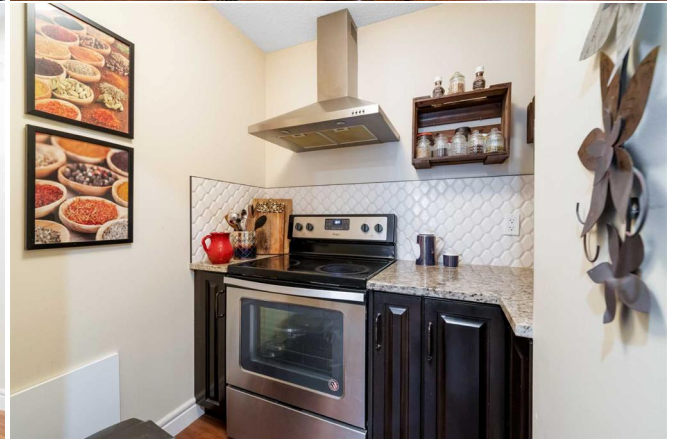
Remarks

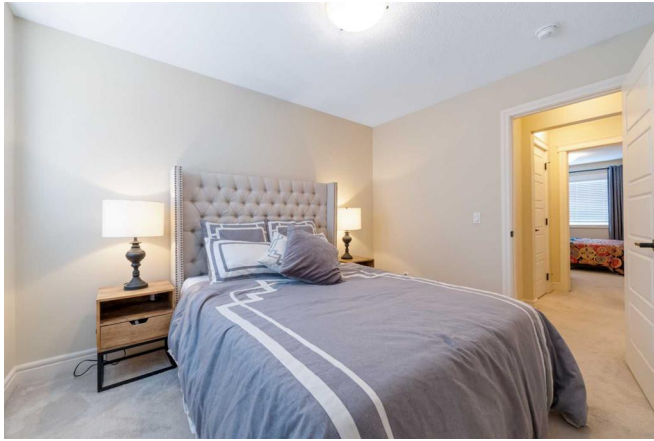
Pub Rmks: **Welcome to this stunning and spacious corner-lot townhouse in the vibrant community of Savanna, where luxury meets convenience! Formerly a builder's show home, this exceptional property showcases an open-concept floor plan, premium finishes, and upgrades throughout, making it a standout residence. With 3 bedrooms and 2.5 bathrooms, this home offers ample space for stylish and comfortable living. Step inside to discover rich hardwood flooring throughout the main floor and an upgraded kitchen featuring a spice kitchen, stainless steel appliances, Granite countertops, and modern cabinetry—all designed to elevate your culinary experience. Natural light streams through expansive windows, highlighting the chic color palette and creating a warm, inviting atmosphere. The double-car garage has been upgraded to impress, featuring heating, pot lights, wall paneling, and an upgraded floor, making it not just a parking space but an extension of the home's luxury. Adding to the allure, this home comes fully furnished, included in the price, ensuring a seamless move-in experience. Enjoy the convenience of a location steps away from a playground, Savanna Registry, and a variety of Indian restaurants and grocery stores. The nearby one-stop-shop plaza provides everything you need within walking distance, making this property as practical as it is beautiful. Whether you're looking for your dream home or a turnkey investment, this townhouse combines modern living, thoughtful upgrades, and an unbeatable location. Don't miss your chance to own this remarkable property—schedule your private showing today!**

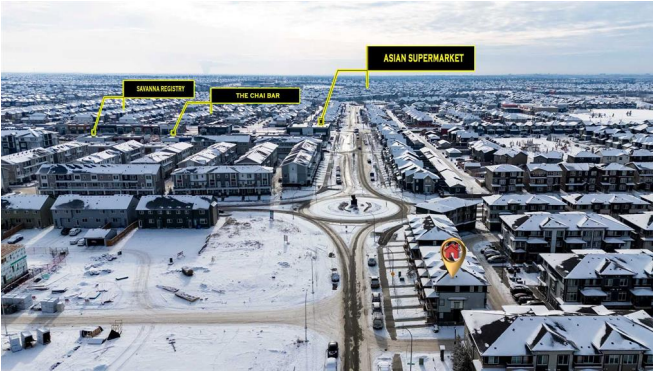
Inclusions: **None**
Property Listed By: **eXp Realty**

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









193 Savanna St NE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1472.89 sq ft



Main Floor
Exterior Area: 277.18 sq ft

2nd Floor
Exterior Area: 543.82 sq ft

3rd Floor
Exterior Area: 651.89 sq ft

Note: Figures are excluded from total floor area in EXISTING floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2020/01/06
BIGUIDE