

657 SAVANNA Boulevard, Calgary T3J 4B6

MLS®#: **A2190448** Area: **Saddle Ridge** Listing Date: **01/30/25** List Price: **\$515,000**
 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: **8,665 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,660**
 Low Sqft:
 Ttl Sqft: **1,660**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Standard** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 9`2"	Furnace/Utility Room	Main	8`11" x 3`6"
2pc Bathroom	Second	5`2" x 8`11"	Dining Room	Second	13`7" x 10`6"
Kitchen	Second	8`0" x 12`0"	Living Room	Second	19`3" x 22`5"
4pc Bathroom	Third	5`6" x 8`0"	4pc Ensuite bath	Third	7`10" x 4`11"
Bedroom	Third	9`5" x 12`4"	Bedroom	Third	9`6" x 12`4"
Bedroom - Primary	Third	10`11" x 14`6"			

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **2310870**

Remarks

Pub Rmks: **Discover contemporary living at its best in this stunning newly built townhome by Truman Homes, situated in the highly sought-after Savanna community in Saddle Ridge, Calgary. This thoughtfully designed 3-storey home boasts 4 bedrooms, 2.5 bathrooms, and a double attached garage—with an additional storage space. The bright, open-concept second floor is filled with natural light from expansive North & South Facing windows, while the living room opens onto a large balcony—ideal for relaxing or entertaining. The modern chef's kitchen showcases sleek quartz countertops, stainless steel appliances, a large island, soft-close cabinetry, and a spacious pantry for extra storage. Next to the chef's kitchen, you'll find a dedicated dining area perfect for meals and gatherings. Completing this level is a two-piece powder room, featuring a sink, lavatory, and a large window for added brightness. Upstairs, you'll find three inviting bedrooms, including a primary suite with elegant tray ceilings, a roomy walk-in closet, and a private 4-piece ensuite. The two additional bedrooms are generously sized, each with its own private closet, and they share a well-appointed 4-piece bathroom. A conveniently located side-by-side washer and dryer on this level add to the home's functionality. The ground floor offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its north-facing windows. Located just steps away from Savanna Bazaar, you'll enjoy easy access to groceries, dining, and daily essentials. Commuters will love the proximity to major routes such as Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, as well as nearby public transit options like Saddletowne Station. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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









