

# \$550,000 - 67 Savanna Street Ne, Calgary

MLS® #A2215595

## \$550,000

4 Bedroom, 4.00 Bathroom, 1,379 sqft

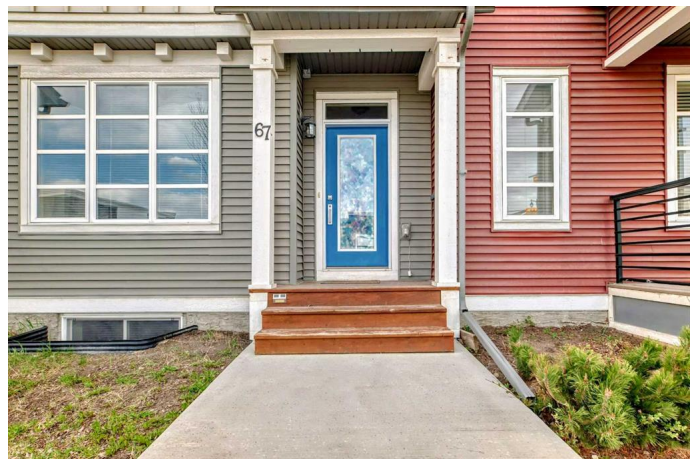
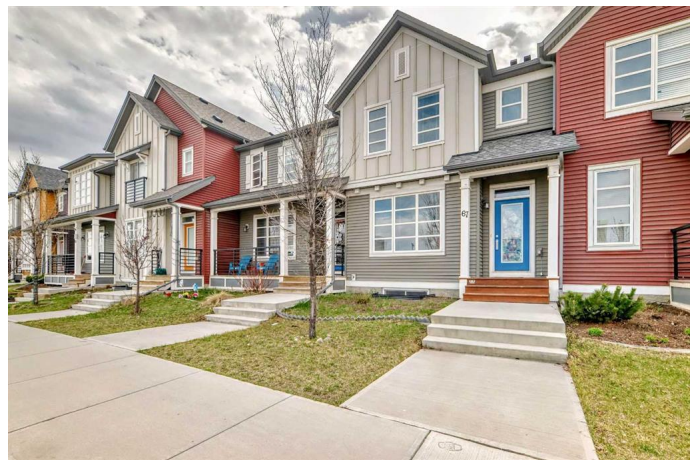
Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

Open house - July 26 and July 27 - 1 pm to 4 pm. Great location, no condo fees. This beautiful 4 bedroom, 3.5 bathroom townhouse with one bedroom illegal suite basement, has 1930+ sq ft of total living area, a double detached garage, west-facing backyard. The home is well maintained and has an open concept floor plan with 9' ceilings. As you step inside you will find a good sized living room with a big window for outside view and natural light. The living room leads to the dining area which is connected to the gorgeous kitchen with stainless steel appliances, good sized kitchen island, quartz countertops and a pantry. A half washroom and a mudroom leading to the back yard completes this floor.

Upstairs, you'll find three good-sized bedrooms and two full bathrooms. The master bedroom has an ensuite bathroom, walk-in closet and big window for natural light. The other two bedrooms have their own spacious closets and share a common washroom. The laundry is also upstairs for your convenience.

The basement is fully developed with a one-bedroom illegal suite, second kitchen, bathroom and a family room. The yard is landscaped, fenced and has a concrete patio ideal for your summer evenings and activities. The double detached garage is perfect for parking cars and storage purpose. Additionally, you will get paved back alley! The house is located just opposite to the



Savanna Bazaar where you will find various restaurants, bakeries, convenience stores, grocery stores, registry etc. The Calgary transit bus stop and Saddletowne C-Train station are at a walking distance. Don't miss the opportunity, book your showing today!!

Built in 2016

### **Essential Information**

MLS® #	A2215595
Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,379
Acres	0.05
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Savanna Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0W1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking
-------------------	--

Appliances	Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	116
Zoning	M-G

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.