

**237 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A222391**



**\$424,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE JUNE 7 & 8 from 1:00pm to 3:00pm\*\*** Welcome to your new home in the heart of Saddle Ridge! This stylish and spacious two-storey townhome offers the perfect blend of comfort, functionality, and modern design—ideal for families or anyone looking for a vibrant community lifestyle. Featuring 3 generously sized bedrooms and 2.5 bathrooms, this open-concept layout is filled with natural light, creating a warm and inviting atmosphere throughout. The main floor is designed for effortless entertaining and everyday living, showcasing a large contemporary kitchen complete with stainless steel appliances, quartz countertops, and elegant flooring. Step out onto the private deck, perfect for summer BBQs, outdoor dining, or simply unwinding at the end of the day. Upstairs, you'll find a serene primary suite with a walk-in closet and a private ensuite bathroom. Two additional bedrooms, a modern 4-piece bath, and convenient upper-level laundry round out the upper floor. Enjoy the practicality of a single attached garage, offering both security and convenience. Located just steps from parks, schools, shopping centers, the LRT, and the YMCA, this home offers the perfect mix of suburban tranquility and urban accessibility. Don't miss your chance—contact your favorite Realtor to schedule a showing today!