

**633 savanna Boulevard NE**  
**Calgary, Alberta**
**MLS # A2256111**

**\$540,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	M-X1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Step into this beautiful 1,675 sq. ft. end-unit townhome in the lively community of Savanna! Boasting 4 bedrooms and 2.5 bathrooms, the main floor features an open-concept layout, a modern kitchen with quartz countertops, and stainless steel appliances, perfect for cooking and entertaining. Upstairs, the primary suite offers a private 4-piece ensuite, accompanied by two additional spacious bedrooms. Step out onto your private balcony to enjoy some fresh air and relaxation. Conveniently located just steps from Savanna Plaza—home to Chai Bar, grocery stores, restaurants, registry services, as well as Gurdwara Sahib and Gobind Sarvar School—this townhome is ideal for first-time buyers or investors looking for a move-in-ready property. Schedule your private showing today!