

**541 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2178741**



**\$659,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 541 Savanna Blvd in one of the most desirable communities of NE Calgary, Saddle Ridge! This 2017 Built 3 Storey duplex is perfect for first time home buyers and investors. On the main floor, there is a bedroom, full bathroom and a Kitchen and it has been converted into a rental suite. On 2nd floor, you will see a spacious living area, a beautiful kitchen with Chimney Hood fan & Built -in Microwave. Moreover, there is a SPICE KITCHEN for extra privacy while entertaining guests. A 2pc bathroom completes this floor. Moving to 3rd floor, there is a primary bedroom with a walk-in closet and 3 pc ensuite. There are two additional bedrooms and a 4pc bathroom. Call today to book your private showing!