

16 Savanna Passage NE
Calgary, Alberta

MLS # A2200941



\$325,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	564 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 197

LLD: -

Zoning: M-1

Utilities: -

Inclusions: None

Welcome to this beautiful single-level townhome in Savanna. Wonderful opportunity for a first-time buyer or an investor looking for a perfect opportunity. This convenient two-bedroom and one-bathroom unit is ideally situated near all the essential amenities, making it a perfect choice for everyone. The well-maintained unit includes a living room designed to meet maximum space and comfort for everyday living, a kitchen with stainless steel appliances, a quartz countertop, and a peninsula for extra seating. The two good-sized bedrooms provide ample space for relaxation. The bathroom is well-appointed with contemporary fixtures and finishes. For investors, this property presents an exceptional opportunity for short-term rentals, such as Airbnb, opening the door to a potentially lucrative investment. Being in Savanna in Saddle Ridge, the location is a prime attraction for this unit. The community is well-connected, with easy access to major roadways and public transportation, walking distance to schools, both public and Catholic, shopping centers, and restaurants. Don't miss out on becoming a proud owner of this unit!