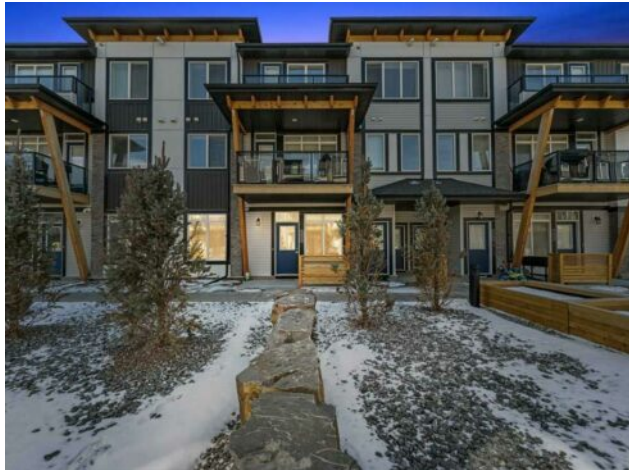


**233 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A2204635**



**\$319,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water		

**Inclusions:** none

AFFORDABLE and Stylish Townhome - 1 BED + DEN (Fits a Queen Mattress pullout couch), 1 BATH, PLUS A SINGLE ATTACHED GARAGE with DRIVEWAY perfect for another parking spot. This Townhouse offers rare convenience at this price point. The OPEN CONCEPT layout has beautiful high ceilings, a contemporary kitchen with a PANTRY offers unmatched convenience, QUARTZ peninsula counters, pendant lighting, spacious living area with BIG WINDOWS allowing natural light, modern pot lights, and a SPACIOUS DEN that fits a Queen Bed, Pullout Couch or a sizeable office space. Enjoy LOW CONDO FEES and a location that truly shines: minutes from Calgary International Airport (YYC), near top-rated schools like Light of Christ Catholic School (K-9) and Nelson Mandela High School (10 -12), and close to shopping at Savanna Bazaar, Saddletowne Circle, and CrossIron Mills. With easy access to public transit, LRT stations (Saddletowne Station), and Stoney Trail, this home combines comfort, value, and connectivity in one of Calgary's fastest growing communities. Don't miss your chance to own in 233 Savanna Walk NE call your agent and book a showing today!