



## 669 Savanna Blvd Calgary Alberta

\$524,900

INVESTOR ALERT | LOW CONDO FEES | STEPS FROM SAVANNA PLAZA, SCHOOLS, & MAIN ROADS | Step into modern comfort with this exceptional 2023-built townhome by Truman Homes, perfectly situated in the thriving Savanna community of Saddle Ridge. Spanning three levels, this home offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage with additional storage. The bright and airy main floor features large west-facing windows, an open-concept layout, and two balconies, perfect for relaxing or entertaining. The contemporary kitchen is a standout, boasting quartz countertops, stainless steel appliances, a generous island, and a pantry with plenty of storage. On the upper level, the primary suite impresses with tray ceilings, a walk-in closet, and a private ensuite. Two additional bedrooms, a full bathroom, and a side-by-side washer and dryer complete the floor. The ground-level bedroom, bathed in natural light, offers flexibility as a home office or guest room. Convenience is key, with Savanna Bazaar just steps away for groceries, dining, and daily essentials. Enjoy quick access to major routes like Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with nearby transit options. Families will appreciate the proximity to several schools, making this location ideal for all. Whether you're looking for a family home or a savvy investor currently rented for \$2350/month—this property is a must-see. Don't miss your chance to call it home! (id:6769)

2pc Bathroom 5.33 Ft x 8.92 Ft  
Dining room 13.58 Ft x 9.25 Ft  
Kitchen 15.08 Ft x 11.58 Ft  
Living room 15.83 Ft x 12.25 Ft  
4pc Bathroom 5.67 Ft x 7.92 Ft  
4pc Bathroom 7.92 Ft x 5.08 Ft

Bedroom 9.75 Ft x 12.25 Ft  
Bedroom 9.42 Ft x 12.25 Ft  
Primary Bedroom 11.00 Ft x 15.08 Ft  
Bedroom 11.25 Ft x 9.17 Ft  
Foyer 6.92 Ft x 5.83 Ft  
Furnace 9.08 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca