

# \$519,900 - 620 Savanna Boulevard Ne, Calgary

MLS® #A2234226

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.06 Acres

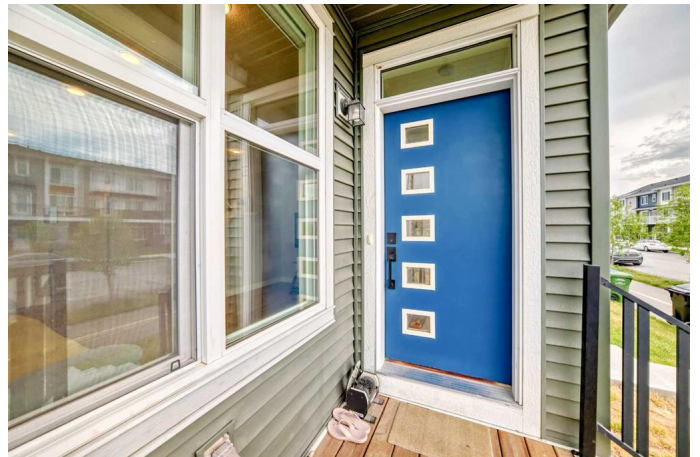
Saddle Ridge, Calgary, Alberta

This stunning 1300 sq ft corner unit townhouse (no condo fees) in Savanna boasts 3 bedrooms, 2.5 bathrooms and a perfect blend of comfort and convenience. As you step inside on the main floor, you'll be welcomed into a spacious living area with a large window that offers a great view of the outside.

The main floor features an open kitchen with stainless steel appliances and a large kitchen island, perfect for food preparation and entertainment. Just beside the kitchen, there's a spacious dining area with a big window that overlooks the backyard. A mudroom with storage and a door leading outside, as well as a half washroom, complete this level.

Moving upstairs, you'll find the primary bedroom, which boasts an ensuite washroom, walk-in closet, and large window. Two secondary bedrooms share a full washroom and one of them has a walk-in closet. The upper floor is complete with a laundry space, making it easy to do chores.

The unfinished basement has an opportunity for future development. Outside, you'll enjoy a spacious backyard with a concrete patio and a concrete parking area, ideal for parking your vehicles. The townhouse is located at the walking distance from Savanna Bazaar, where you'll find various restaurants, bakeries, convenience stores, grocery stores, and more.



Plus, the Calgary Transit bus stop and Saddletowne C-Train station are within walking distance.

Don't miss this incredible opportunity to own a beautiful townhouse in a prime location! Book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2234226
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	620 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J9

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,
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	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	16
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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