

**235 Savanna Walk NE
Calgary, Alberta**

MLS # A2174391



\$300,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	623 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 197

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Open Floorplan, Pantry, See Remarks, Tray Ceiling(s)

Inclusions: NA

Welcome to this beautifully designed, modern 2-bedroom home, located in the vibrant community of Saddle Ridge. This property combines sleek, minimalist living with thoughtful functionality. Featuring a single attached garage, an open-concept living room, and a modern kitchen that makes excellent use of space with ample storage and practical design. The layout includes two generously sized bedrooms, with large windows that allow plenty of natural light, creating a bright and welcoming atmosphere. The master bedroom, along with the second bedroom, is conveniently located on the same level as the main living spaces, making it ideal for easy living. A 4-piece bathroom completes the layout, making the home as functional as it is stylish. This property offers incredible value with low condo fees, ensuring you receive high-quality services at a reasonable cost. Living in Saddle Ridge provides access to a thriving community that continues to grow and evolve. With a convenient location close to the LRT station, commuting downtown or to other areas of Calgary is a breeze. The neighborhood also offers numerous shopping options, including the nearby Saddletowne Circle, as well as schools, parks, and restaurants catering to diverse tastes. Saddle Ridge is known for its family-friendly atmosphere, extensive green spaces, and proximity to natural reserves, giving residents plenty of opportunities to enjoy the outdoors. Don't miss your chance to own this modern gem in one of Calgary's most sought-after communities!