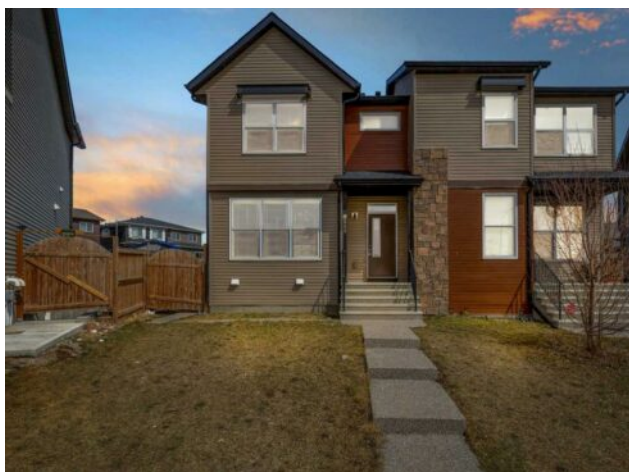


240 Savanna Road NE
Calgary, Alberta

MLS # A2207222



\$659,999

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,508 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Basement Suite - Electric Stove, Refrigerator, Washer/Dryer Stacked

Great opportunity for investors with this massive 500 Square Meter lot to possibly build a legal carriage suite over a garage (a secondary suite would be subject to approval and permitting by the city/municipality)! Upstairs there are 3 good sized bedrooms, a full main bathroom and a full ensuite in the primary bedroom (both bathrooms have granite countertops). Laundry is also conveniently located upstairs. The main floor open concept has 9' ceilings, upgraded wooden railings on the stairs, granite countertops, stainless steel appliances and upgraded laminate flooring throughout. The legal basement suite has a separate entrance, kitchen, laundry, full bathroom and large bedroom. New shingles, siding and eavestroughs just recently. New window screens coming. Builder upgrades in the basement are 9' ceilings and 3 egress windows.