



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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343 Savanna Avenue NE
Calgary, Alberta

MLS # A2241480



\$719,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Electric Range in basement, Refrigerator in basement, Microwave in Basement		

Situated in Savanna, a charming and well-established neighbourhood in Calgary's Saddleridge, 343 Savanna Ave features a duplex with 3 bedrooms, 2.5 bathrooms, and a separate two-bedroom rental basement with an illegal suite. The home opens into a living room, followed by a dining area, then a spacious family room overlooking a gourmet kitchen equipped with all necessary amenities. Upstairs, there's a bonus room with a metal railing. Double doors lead into the large master bedroom, which boasts an upgraded walk-in closet, a 3-piece en-suite, and two additional spacious bedrooms with walk-in closets, plus another 4-piece bathroom. The backyard offers a deck and a large yard perfect for kids. Central air conditioning ensures comfort during hot summer days. The rental basement includes 2 sizable bedrooms, a full kitchen, and a 4-piece bathroom. Overall, this is an excellent opportunity. Don't delay—contact your favorite realtor today!