# \$474,900 - 170 Savanna Walk Ne, Calgary

MLS® #A2225792

## \$474,900

3 Bedroom, 3.00 Bathroom, 1,512 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath townhome located in the highly sought-after community of Savanna in Saddle Ridge. Built by multi-award-winning Rohit Communities, the "Ferrera― floor plan offers a perfect combination of modern design and functional living. This open-concept layout features a bright and spacious main floor with a contemporary kitchen, upgraded finishes, and seamless access from the single attached garage. Upstairs, you'll find three well-sized bedrooms, including a generous primary suite complete with a 4-piece ensuite, plus another full bathroom for added convenience. Enjoy low condo fees and a low-maintenance lifestyle without compromising on space or style. Ideally situated just minutes from schools, parks, shopping, dining, medical clinics, and the Saddletowne LRT station, this home offers incredible value in a thriving, transit-friendly neighborhood. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you don't want to miss. Contact your favorite REALTOR® today to book your private showing!







Built in 2020

## **Essential Information**

MLS® # A2225792 Price \$474,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,512

Acres 0.00

Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 170 Savanna Walk Ne

Subdivision Saddle Ridge

City Calgary
County Calgary

Province Alberta

Postal Code T3J0Y3

#### **Amenities**

Amenities Park, Playground, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Off Street, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Central, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Playground Lot Description Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 18

Zoning M-1 d100

## **Listing Details**

Listing Office Coldwell Banker YAD Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.