# \$439,900 - 170 Savanna Walk Ne, Calgary

MLS® #A2236935

## \$439,900

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

Saddle Ridge, Calgary, Alberta

Discover this stunning, upgraded 3-bedroom, 2.5-bath townhome in the vibrant and highly desirable community of Savanna in Saddle Ridge. Thoughtfully crafted by the award-winning Rohit Communities, the popular "Ferrera― floor plan blends modern elegance with everyday functionality. Step into a bright open-concept main floor featuring a sleek contemporary kitchen, high-end finishes, and direct access to the single attached garageâ€"perfect for busy lifestyles. Upstairs, the spacious layout continues with three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite and an additional full bathroom for added comfort. Designed for low-maintenance living, this home offers low condo fees without sacrificing space or style. Ideally located just moments from schools, parks, shopping, dining, medical centers, and the Saddletowne LRT station, this property is a rare find in a fast-growing, transit-friendly neighborhood. Whether you're a first-time homebuyer, savvy investor, or looking to downsize, this move-in-ready home is a must-see. Book your private tour with your favorite REALTOR® today!







Built in 2020

## **Essential Information**

MLS® # A2236935 Price \$439,900 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 Garage Door Opener, 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 Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Central, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Playground

Lot Description Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 15

Zoning M-1 d100

## **Listing Details**

Listing Office Coldwell Banker YAD Realty

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