

# \$449,900 - 153 Savanna Walk Ne, Calgary

MLS® #A2215176

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,575 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your new home in the vibrant community of Saddle Ridge! This beautiful townhouse offers 3 spacious bedrooms, 2.5 bathrooms, and a bright, open-concept layout perfect for modern living.

The main floor features a sizable living room that seamlessly flows into the kitchen and dining area – ideal for entertaining. The kitchen is equipped with sleek stainless steel appliances, a long kitchen island with elegant quartz countertops, and a cozy dining nook tucked comfortably in the corner.

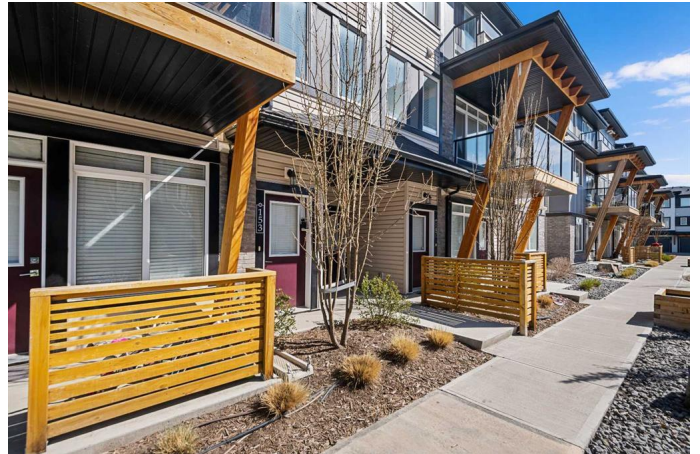
Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with a walk-in closet and private en-suite bathroom.

The additional two bedrooms are generous in size and share a full bathroom. For added convenience, the laundry room is also located upstairs, making laundry days easier and more efficient.

Additional features include a single attached garage for your convenience. This home is perfectly situated just a 5-minute drive to the LRT station and major shopping centers, with restaurants just a short 5-minute walk away. Families will appreciate the nearby schools, and nature lovers will enjoy scenic walks around the nearby ponds.

Don't miss the opportunity to own this wonderful home in a well-connected, family-friendly neighborhood!

Built in 2019



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215176      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,575         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 153 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J0Y3              |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer                      |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Paved                    |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 3                |
| Zoning         | M-1              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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