

# \$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.

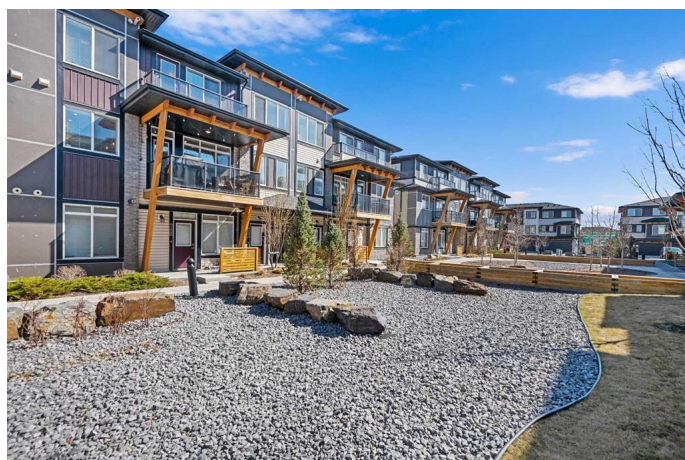
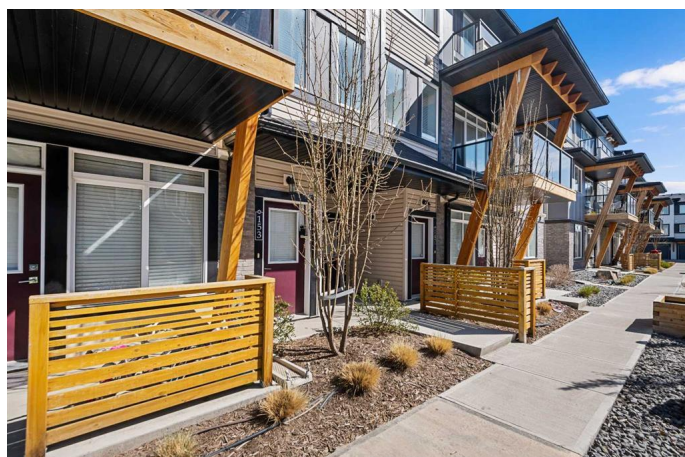
Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with a walk-in closet and private en-suite bathroom.

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

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	10
Zoning	M-1

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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