

# \$310,000 - 14 Savanna Passage Ne, Calgary

MLS® #A2243869

**\$310,000**

2 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Modern Townhome in Saddle Ridge at  
Essential Savanna

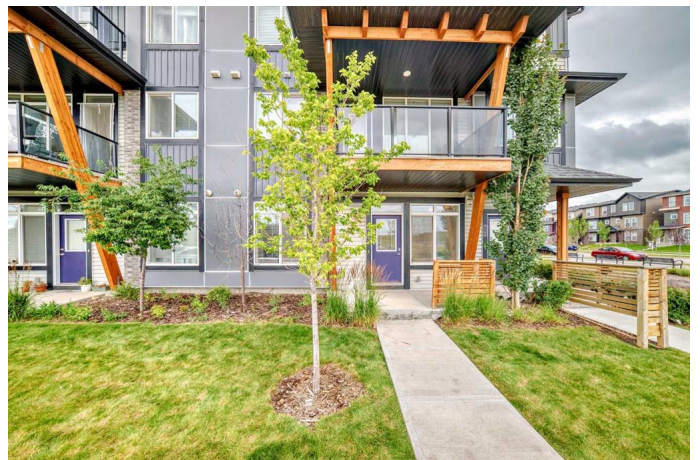
This bright and stylish 2-bedroom townhome offers a smart, open-concept layout with wide plank flooring and upscale finishes throughout. The kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious pantry. Oversized windows and 9-foot ceilings fill the home with natural light, while deep window sills add charm and functionality.

About the Community

Located in the vibrant and growing neighbourhood of Saddle Ridge, this home offers convenience and connection. Residents enjoy access to a variety of amenities including nearby parks, playgrounds, schools, and the popular Genesis Centre—home to fitness facilities, sports fields, a library, and community events. There are also several shopping plazas nearby with grocery stores, restaurants, and essential services. Saddle Ridge offers excellent transit options, including an LRT station, and quick access to major routes like Stoney Trail and Metis Trail, making commuting simple.

A Smart Investment

Situated in a well-managed complex with low condo fees and a strong reserve fund, this property provides great value and peace of mind—perfect for first-time buyers or investors.



Book your private showing today!

Built in 2021

**Essential Information**

MLS® #	A2243869
Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Loft
Status	Active

**Community Information**

Address	14 Savanna Passage Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y2

**Amenities**

Amenities	None
Parking	Off Street

**Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	47
Zoning	M-1 d100

### **Listing Details**

Listing Office	MaxWell Capital Realty
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