

# \$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

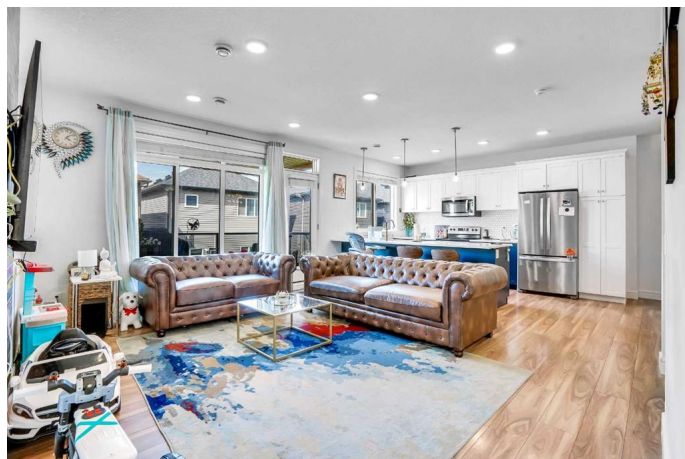
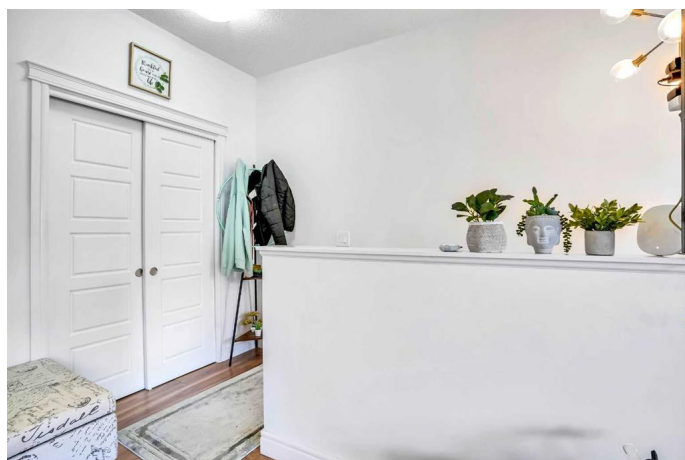
Welcome to this beautifully upgraded 3-bedroom, 2.5-bath townhome located in the highly sought-after community of Savanna in Saddle Ridge. Built by multi-award-winning Rohit Communities, the "Ferrera" floor plan offers a perfect combination of modern design and functional living. This open-concept layout 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	22
Zoning	M-1 d100

**Listing Details**

Listing Office	Coldwell Banker YAD Realty
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