

# \$509,900 - 162 Savanna Street Ne, Calgary

MLS® #A2210910

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

INVESTOR ALERT | LOW CONDO FEES | STEPS FROM SAVANNA PLAZA, SCHOOLS, & MAIN ROADS | Step into modern comfort with this exceptional 2023-built townhome by Truman Homes, perfectly situated in the thriving Savanna community of Saddle Ridge. Spanning three levels, this home offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage with additional storage. The bright and airy main floor features large west-facing windows, an open-concept layout, and a large balcony, perfect for relaxing or entertaining. The contemporary kitchen is a standout, boasting quartz countertops, stainless steel appliances, a generous island, and a pantry with plenty of storage. On the upper level, the primary suite impresses with tray ceilings, a walk-in closet, and a private ensuite. Two additional bedrooms, a full bathroom, and a side-by-side washer and dryer complete the floor. The ground-level bedroom, bathed in natural light, offers flexibility as a home office or guest room. Convenience is key, with Savanna Bazaar just steps away for groceries, dining, and daily essentials. Enjoy quick access to major routes like Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with nearby transit options. Families will appreciate the proximity to several schools, making this location ideal for all. Whether you're looking for a family home, this property is a must-see. Don't miss your chance to call it home!



Built in 2023

## Essential Information

MLS® #	A2210910
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	162 Savanna Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4B6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	71
Zoning	M-X1

**Listing Details**

Listing Office	4th Street Holdings Ltd.
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