

\$550,000 - 21 Savanna Manor Ne, Calgary

MLS® #A2195283

\$550,000

4 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE sunday MARCH 30 2-4pm

Best location to live! No condo fee townhome
Fronting Green space in a developed NE
Calgary community. Features: detached
garage, Finished basement (w/ wet bar rough
ins), Over 1950 sq ft of developed space (4
bed/4 bath), high ceilings, fireplace w/ feature
mantel, upgraded light fixtures, SS appliances
and so much more! In NE Calgary's 'Savanna'
- with tons of amenities near by, schools,
green space and so much more. Step inside to
your sun soaked interior with large windows,
and modern open floorplan along with high
ceilings making the place feel bright and airy.
Pair that with the green space it fronts on and
you have lots to love as you continue through.
The Family room features an upgraded
fireplace mantel that has an electric fireplace
built in (included!), a cozy centerpiece for the
cooler days. The family room connects
seamlessly to the dining and kitchen. Kitchen
features: Island with eating bar, quartz
counters, SS appliances (including a gas range
with range hood, double door fridge), sink with
window overlooking yard, lots of cabinet space
and more. To complete main floor is mud room
and half bath with upgraded vanity. Head
upstairs where you will find 3 bedrooms. 1
being the primary retreat, which is a great size
room that has all your needs met with walk in
closet and full ensuite. Ensuite has vanity,
walk in tiled shower and toilet. Basement is
fully finished with a great layout. There is a
large entertainment space that has rough ins



already for a wet bar. Along with that, there is a full bath, bedroom, storage/mechanical. Backyard is landscaped and fenced, with the garage being a great addition to complete the house and make it a fantastic choice to call home. Book your viewing today before its gone.

Built in 2022

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2195283 |
| Price | \$550,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,354 |
| Acres | 0.05 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 21 Savanna Manor Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t3j2j8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island |
| Appliances | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 18th, 2025 |
| Days on Market | 55 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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