

\$469,900 - 174 Savanna Walk Ne, Calgary

MLS® #A2128913

\$469,900

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

END UNIT | 3 BED | 3 BATH | SINGLE CAR GARAGE | Presenting an exceptional opportunity in the coveted Savanna neighborhood of Saddleridge, this 3-storey end unit townhouse offers unparalleled price and value. Crafted by the renowned builder Rohit Communities, welcome to Essential Savanna. Boasting nearly 1500 sq ft (RMS) of living space, this modern and stylish 3-bedroom, 2.5-bathroom townhome is situated in a peaceful corner of the complex, facing south and west. The heart of the home resides on the second level, featuring 9-foot ceilings and an open concept layout that floods the space with natural light, complemented by access to a charming covered deck. The bright and functional kitchen showcases generous quartz countertops, sleek white and grey cabinetry, a spacious center island, and stainless-steel appliances. Tucked away is a convenient pantry and laundry room. A sizable dining area and living room complete the level, ideal for entertaining or hosting large family gatherings. Additionally, there's a designated space perfect for a home office setup. Notable upgrades include laminate flooring, lighting, and knockdown ceilings. Ascend the stairs to the third level, where you'll find a spacious primary bedroom with a walk-in closet and its own 4-piece ensuite. Bedroom 2 enjoys private deck access, while another good-sized bedroom, full bath, and utility room complete this level. The lower level offers ample storage



options along with an oversized single attached garage. Conveniently located within walking distance to schools and all amenities, including coffee shops, restaurants, and playgrounds, with easy access to LRT and the Genesis Center YMCA. Plus, it offers easy access to all major routes. This property is in pristine condition and shows like new. Don't miss out on this incredible opportunity!

Built in 2020

Essential Information

MLS® #	A2128913
Price	\$469,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	174 Savanna Walk Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Y3

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1

Parking	Single Garage Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Few Trees, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 18th, 2024
Days on Market	15
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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