

\$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	53
Zoning	R-Gm

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.