

# \$329,999 - 156 Savanna Ne, Calgary

MLS® #A2240215

**\$329,999**

2 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

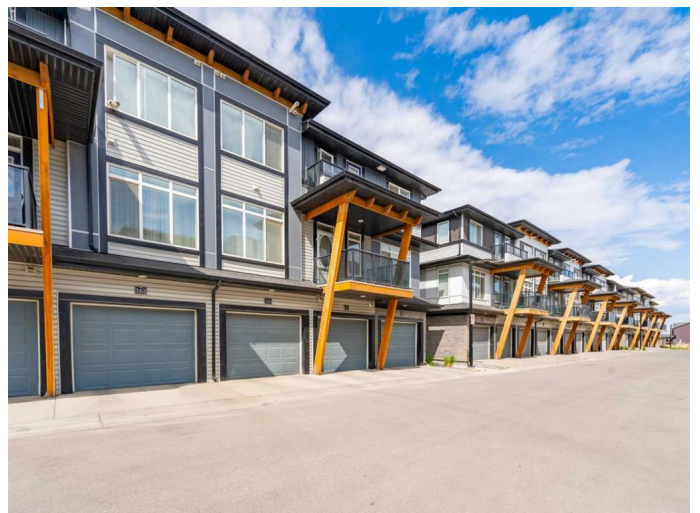
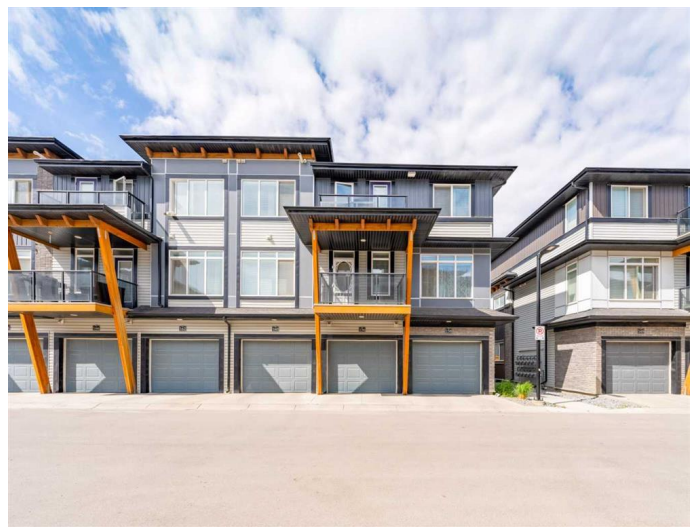
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained single-level townhome offering a perfect blend of style, functionality, and convenience. Ideal for first-time buyers or savvy investors, this two-bedroom, one-bathroom unit is located in the vibrant community of Savanna in Saddleridge—just steps from schools, shops, restaurants, parks, and transit.

The thoughtfully designed interior features an open-concept living and dining area, perfect for both relaxing and entertaining. The modern kitchen boasts sleek stainless steel appliances, quartz countertops, full-height cabinetry, and a peninsula with additional seating—ideal for casual meals or hosting guests. Wide plank flooring and contemporary finishes add a touch of elegance throughout.

Both bedrooms are generously sized with ample closet space, and the well-appointed bathroom features stylish fixtures and a clean, modern design. A dedicated laundry area adds everyday convenience, and the unit is complete with attached garage and low-maintenance living.

Whether you're looking to get into the market or expand your investment portfolio, this home also offers great short-term rental potential. With a well-connected location and strong rental demand, it's a smart choice all around.



Donâ€™t miss your chance to own a stylish, affordable home in one of Calgaryâ€™s most up-and-coming communitiesâ€”book your showing today!

Built in 2020

**Essential Information**

MLS® #	A2240215
Price	\$329,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	156 Savanna Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Y3

**Amenities**

Amenities	Community Gardens, Parking, Playground, Trash
Parking Spaces	1
Parking	Covered, Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Courtyard, Lighting, Playground
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Zoning	M-1 d100

## Listing Details

Listing Office	Real Broker
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