# \$310,000 - 14 Savanna Passage Ne, Calgary

MLS® #A2243869

# \$310,000

2 Bedroom, 1.00 Bathroom, 574 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Modern Townhome in Saddle Ridge at Essential Savanna

This bright and stylish 2-bedroom townhome offers a smart, open-concept layout with wide plank flooring and upscale finishes throughout. The kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious pantry. Oversized windows and 9-foot ceilings fill the home with natural light, while deep window sills add charm and functionality.

## About the Community

Located in the vibrant and growing neighbourhood of Saddle Ridge, this home offers convenience and connection. Residents enjoy access to a variety of amenities including nearby parks, playgrounds, schools, and the popular Genesis Centreâ€"home to fitness facilities, sports fields, a library, and community events. There are also several shopping plazas nearby with grocery stores, restaurants, and essential services. Saddle Ridge offers excellent transit options, including an LRT station, and quick access to major routes like Stoney Trail and Metis Trail, making commuting simple.

#### A Smart Investment

Situated in a well-managed complex with low condo fees and a strong reserve fund, this property provides great value and peace of mindâ€"perfect for first-time buyers or investors.







### Built in 2021

### **Essential Information**

MLS® # A2243869 Price \$310,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 574
Acres 0.00
Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style Loft
Status Active

# **Community Information**

Address 14 Savanna Passage Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0Y2

### **Amenities**

Amenities None

Parking Off Street

## Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features None Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Asphalt

Foundation Poured Concrete

## **Additional Information**

Date Listed July 28th, 2025

Days on Market 79

Zoning M-1 d100

# **Listing Details**

Listing Office MaxWell Capital Realty

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