

# \$319,000 - 233 Savanna Walk Ne, Calgary

MLS® #A2204635

**\$319,000**

1 Bedroom, 1.00 Bathroom, 633 sqft

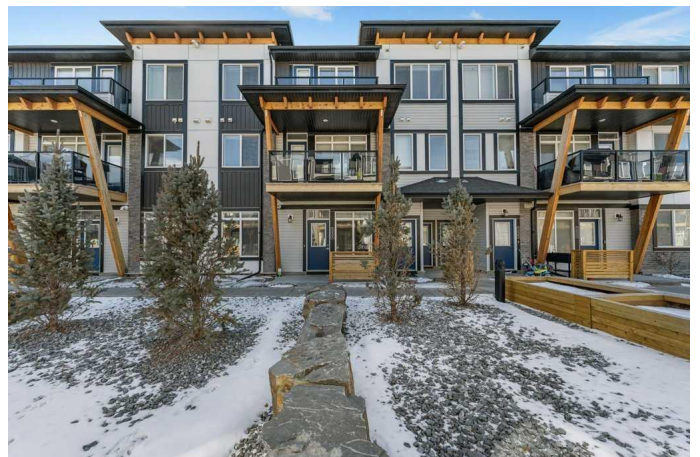
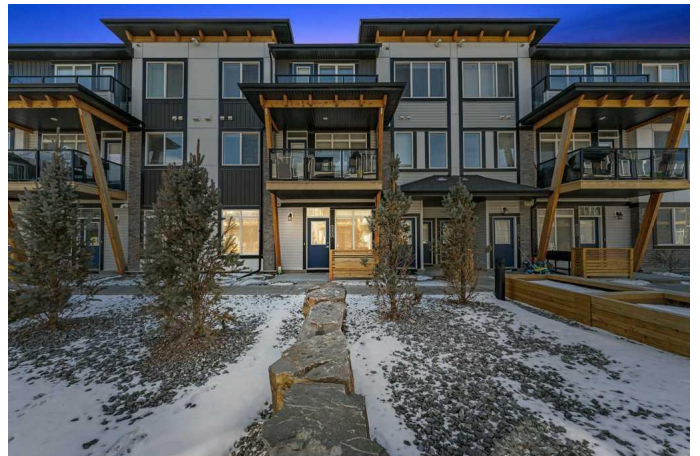
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

\*\*\*OPEN HOUSE APRIL 5 FROM 1 PM TO 3 PM\*\*\* AFFORDABLE and Stylish Townhome - 1 BED + DEN (Fits a Queen Mattress pullout couch), 1 BATH, PLUS A SINGLE ATTACHED GARAGE with DRIVEWAY perfect for another parking spot. This Townhouse offers rare convenience at this price point. The OPEN CONCEPT layout has beautiful high ceilings, a contemporary kitchen with a PANTRY offers unmatched convenience, QUARTZ peninsula counters, pendant lighting, spacious living area with BIG WINDOWS allowing natural light, modern pot lights, and a SPACIOUS DEN that fits a Queen Bed, Pullout Couch or a sizeable office space. Enjoy LOW CONDO FEES and a location that truly shines: A minutes from Calgary International Airport (YYC), near top-rated schools like Light of Christ Catholic School (K-9) and Nelson Mandela High School (10 -12), and close to shopping at Savanna Bazaar, Saddletowne Circle, and CrossIron Mills. With easy access to public transit, LRT stations (Saddletowne Station), and Stoney Trail, this home combines comfort, value, and connectivity in one of Calgary's fastest growing communities. Don't miss your chance to own in 233 Savanna Walk NE call your agent and book a showing today!

Built in 2018

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204635          |
| Price          | \$319,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 633               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 233 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 0Y3             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Trash, Visitor Parking           |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Basement          | None                                                                                                      |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Courtyard, Lighting, Playground            |
| Lot Description   | Low Maintenance Landscape, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 32               |
| Zoning         | M-1              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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