

# \$439,900 - 170 Savanna Walk Ne, Calgary

MLS® #A2236935

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

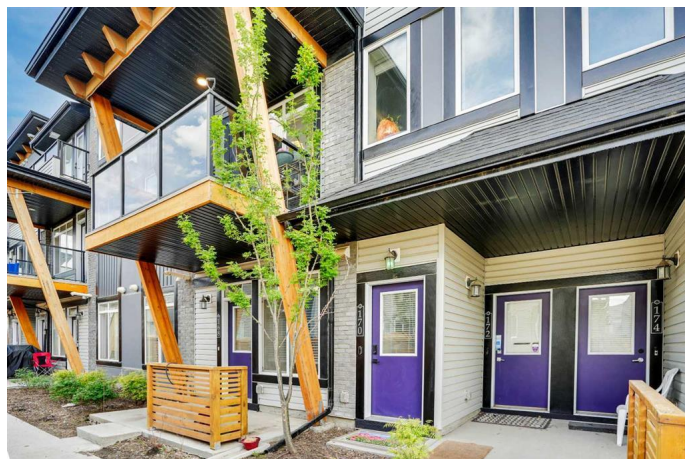
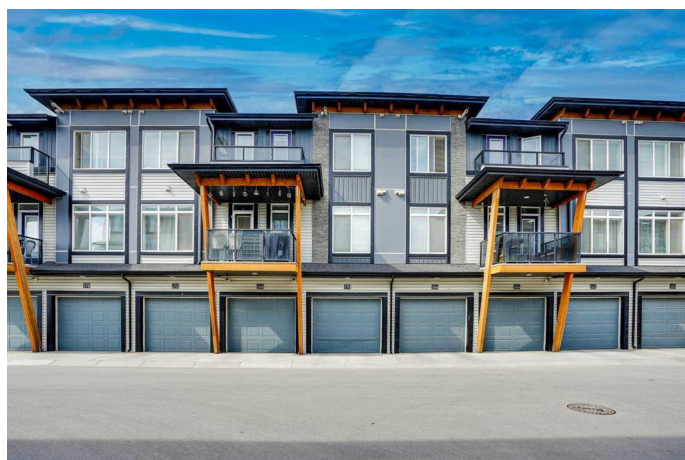
Discover this stunning, upgraded 3-bedroom, 2.5-bath townhome in the vibrant and highly desirable community of Savanna in Saddle Ridge. Thoughtfully crafted by the award-winning Rohit Communities, the popular "Ferrera" floor plan blends modern elegance with everyday functionality. Step into a bright open-concept main floor featuring a sleek contemporary kitchen, high-end finishes, and direct access to the single attached garage—perfect for busy lifestyles. Upstairs, the spacious layout continues with three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite and an additional full bathroom for added comfort. Designed for low-maintenance living, this home offers low condo fees without sacrificing space or style. Ideally located just moments from schools, parks, shopping, dining, medical centers, and the Saddletowne LRT station, this property is a rare find in a fast-growing, transit-friendly neighborhood. Whether you're a first-time homebuyer, savvy investor, or looking to downsize, this move-in-ready home is a must-see. Book your private tour with your favorite REALTOR® today!

Built in 2020

## Essential Information

MLS® # A2236935

Price \$439,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	170 Savanna Walk Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Y3

### Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Playground
Lot Description	Interior Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	70
Zoning	M-1 d100

### **Listing Details**

Listing Office	Coldwell Banker YAD Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.