

# \$549,000 - 35 Savanna Parade Ne, Calgary

MLS® #A2257962

**\$549,000**

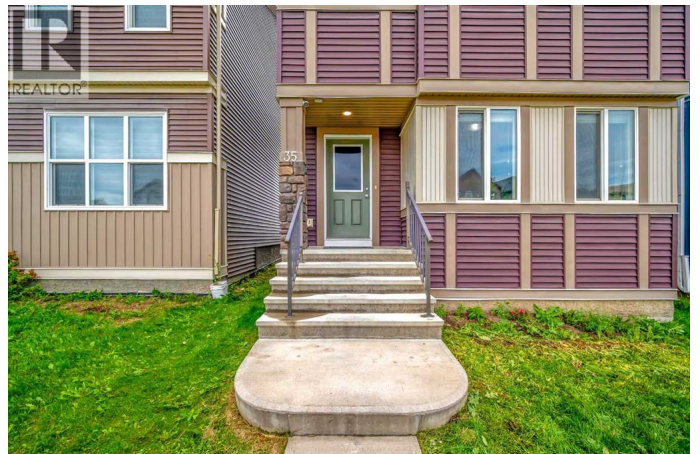
3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Single Family on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home located in one of Calgary's most sought-after communities – Savanna! Known for its vibrant atmosphere, family-friendly amenities, and unbeatable convenience, Savanna offers the perfect blend of comfort, style, and lifestyle. Whether you're a first-time homebuyer, upgrading for more space, or seeking an investment opportunity, this property is aggressively priced to sell – making it an incredible find in today's market.

**Property Highlights:**

- 3 Spacious Bedrooms – Including a relaxing primary suite with a private ensuite and walk-in closet.
- 2.5 Modern Bathrooms – Designed with both style and functionality in mind.
- Bright & Open Layout – Perfect for entertaining and everyday living.
- Kitchen – Featuring quality finishes, ample cabinetry, and a functional design that will inspire your inner chef.
- Double Parking Pad / Garage Potential – Room to build your dream garage in the future.
- Low-Maintenance Yard – Ideal for busy lifestyles.
- Location, Location, Location! Savanna is more than just a neighborhood – it's a community built around connection and convenience. You'll love being just steps away from a bustling shopping plaza offering: Restaurants, Grocery Stores, Coffee Shops, Professional Services, And much more! With schools, parks, playgrounds, and transit all close by, this location makes commuting and everyday



errands a breeze. Plus, youâ€™re just minutes from YYC International Airport and major roadways, connecting you to the rest of Calgary in no time. Why This Home is a Must-See: Aggressively Priced to Sell â€“ Exceptional value in a high-demand community. Functional Family Layout â€“ Space for everyone to live and grow. Future Growth Potential â€“ Savanna continues to thrive, making this a smart investment. About Savanna: Located in Calgaryâ€™s energetic northeast, Savanna is celebrated for its diversity, sense of belonging, and accessibility. The community offers walking trails, community parks, and a lively commercial hub. This home positions you in the heart of it all, ensuring youâ€™ll always be connected to the best that the area has to offer. The Opportunity: In todayâ€™s competitive Calgary market, homes in Savanna donâ€™t stay available for long â€“ especially at this price point. Whether youâ€™re looking for a home thatâ€™s close to work, amenities, and top-rated schools, or youâ€™re after a neighborhood that offers a welcoming atmosphere and strong property value growth, this listing checks all the boxes. (id:6289)

Built in 2016

Essential Information

Listing #	A2257962
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,417
Acres	0.06
Year Built	2016
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	35 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J0V8

## Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	2
Parking	Other, Parking Pad

## Interior

Appliances	Refrigerator, Range - Electric, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

## Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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