

# \$399,900 - 237 Savanna Walk Ne, Calgary

MLS® #A2222391

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your new home in the heart of Saddle Ridge!

This stylish and spacious two-storey townhome offers the perfect blend of comfort, functionality, and modern design—ideal for families or anyone looking for a vibrant community lifestyle. Featuring 3 generously sized bedrooms and 2.5 bathrooms, this open-concept layout is filled with natural light, creating a warm and inviting atmosphere throughout.

The main floor is designed for effortless entertaining and everyday living, showcasing a large contemporary kitchen complete with stainless steel appliances, quartz countertops, and elegant flooring. Step out onto the private deck, perfect for summer BBQs, outdoor dining, or simply unwinding at the end of the day.

Upstairs, you'll find a serene primary suite with a walk-in closet and a private ensuite bathroom. Two additional bedrooms, a modern 4-piece bath, and convenient upper-level laundry round out the upper floor.

Enjoy the practicality of a single attached garage, offering both security and convenience. Located just steps from parks, schools, shopping centers, the LRT, and the YMCA, this home offers the perfect mix of suburban tranquility and urban accessibility.



Don't miss your chance"contact your favorite Realtor to schedule a showing today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222391      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,517         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 237 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        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Quartz Counters |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range                  |
| Heating           | Forced Air                                                                          |

|          |      |
|----------|------|
| Cooling  | None |
| Basement | None |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 83             |
| Zoning         | M-1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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