

# \$339,900 - 34 Savanna Passage Ne, Calgary

MLS® #A2211449

**\$339,900**

2 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the inviting Essential Savanna Townhomes!

This beautifully designed corner unit features two bedrooms with windows and delivers both style and practicality, with thoughtful design touches typically found in larger homes. Inside, the open-concept layout modern, wide plank flooring seamlessly connects the bright kitchen with model cabinets to the living room. A spacious eating bar topped with quartz countertops adds versatility, while soft-close cabinets and drawers, a large double sink with a high-quality pull-out faucet, and sleek stainless steel appliances complete the modern kitchen.

Storage is a standout feature here—especially the generous pantry! Just around the corner, you'll find a well-organized utility/laundry with on-demand water heater and direct access to the attached rear garage, making day-to-day living even easier.

Enjoy the natural light streaming through oversized windows and 9-foot ceilings in the main living area and bedrooms. Deep window sills in both bedrooms are perfect for plant lovers!

This friendly, well-planned complex offers low condo fees and a healthy reserve fund—rare for a newer development. Plus, you'll love the convenient location: close to major roads, multiple playgrounds, a park with a pond, public transit, shops, and restaurants.

Whether you're a first-time buyer or looking for



a solid investment property, this home offers space, comfort, and exceptional value. Don't miss out—book your showing today!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211449          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 575               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 34 Savanna Passage Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0Y2               |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Parking                                                                  |
| Parking Spaces | 3                                                                        |
| Parking        | Garage Door Opener, Garage Faces Rear, Single Garage Attached, On Street |
| # of Garages   | 1                                                                        |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                               |
|------------|-----------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating    | Natural Gas, High Efficiency                                                                  |
| Cooling    | None                                                                                          |
| Basement   | None                                                                                          |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Entrance                                        |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 16               |
| Zoning         | M-1              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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