

# \$315,000 - 168 Savanna Walk Ne, Calgary

MLS® #A2213070

**\$315,000**

2 Bedroom, 1.00 Bathroom, 628 sqft

Residential on 0.00 Acres

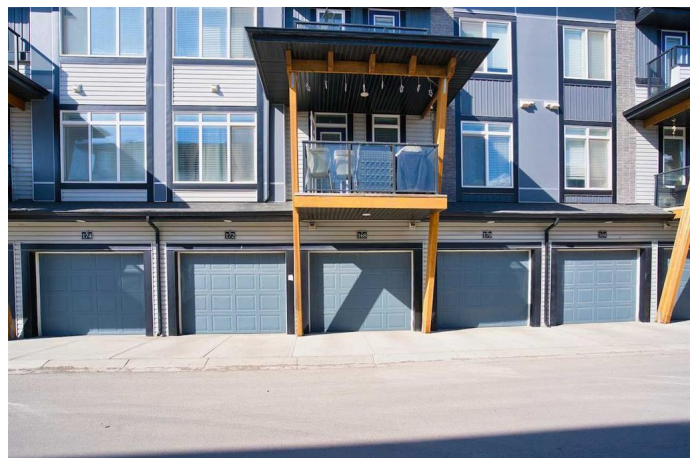
Saddle Ridge, Calgary, Alberta

Welcome to this BRIGHT, MODERN, and WELL-PRICED townhome with a SINGLE ATTACHED REAR GARAGE that is great for first-time home buyers or investors. This ground-level, bungalow-style home is great for those with knee/leg problems or those with very young kids. This home features OPEN-CONCEPT layout with high ceilings, a cozy living room space, a contemporary kitchen with STAINLESS STEEL APPLIANCES, a LARGE PANTRY, QUARTZ countertops, PENDANT LIGHTS, SOFT-CLOSE DRAWERS, and a dual sink with pull-out faucet. The utility/laundry room features TANKLESS (ON-DEMAND) WATER HEATER and a high-efficiency furnace. You will appreciate the LOW CONDO FEES on this family-friendly and pet-friendly condo complex. Close to many essential amenities including shops, schools, public transit, YYC Airport, parks, and playground. Come and see to appreciate!

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213070  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 628       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2020              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | Stacked Townhouse |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 168 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 0Y3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Snow Removal, Trash, Visitor Parking                          |
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Garage Faces Rear, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | High Efficiency, Forced Air   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance                           |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding                        |
| Foundation        | Poured Concrete                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 19th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 1   |
| Zoning         | M-1 |

## **Listing Details**

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

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