

# \$724,900 - 144 Savanna Passage Ne, Calgary

MLS® #A2214581

**\$724,900**

5 Bedroom, 4.00 Bathroom, 1,473 sqft  
Residential on 0.06 Acres

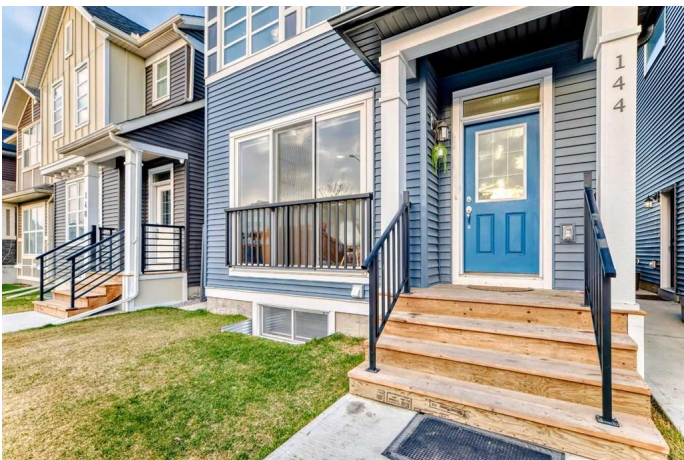
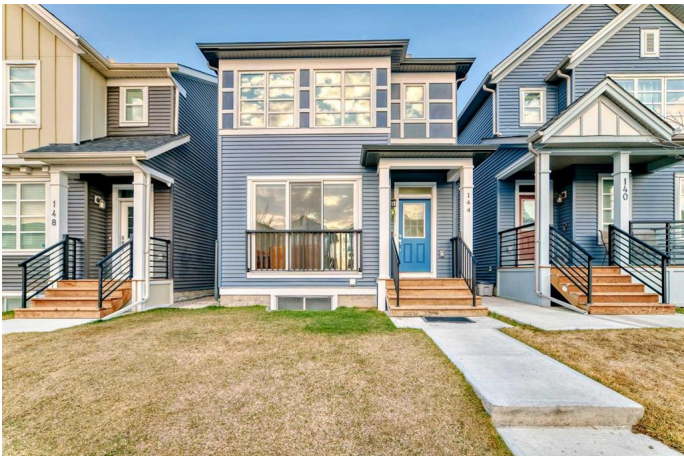
Saddle Ridge, Calgary, Alberta

Welcome Home! Here's your chance to own a newer home—perfect for creating lasting memories. This stunning property features a side entrance and a fully finished 2-bedroom basement, located in the highly sought-after community of Savanna in Saddle Ridge. Enjoy easy access to all essential amenities, including schools, shopping, grocery stores, the LRT, and major highways. The main floor boasts an open-concept layout, featuring a modern upgraded kitchen with a central island and pantry, a spacious front living room, and a separate dining area—ideal for both entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary bedroom includes a private ensuite, while the remaining two bedrooms share a conveniently located common bathroom.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214581  |
| Price          | \$724,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,473     |
| Acres          | 0.06      |



|            |             |
|------------|-------------|
| Year Built | 2022        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 144 Savanna Passage Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 2J7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                          |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full                                                                                                                |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
|-------------|------------------|

Days on Market 4  
Zoning R-G

Listing Details

Listing Office PREP Realty



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