

# \$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
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Days on Market	1
Zoning	M-1

### **Listing Details**

Listing Office	CIR Realty
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