

# \$315,000 - 16 Savanna Passage Ne, Calgary

MLS® #A2236256

**\$315,000**

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

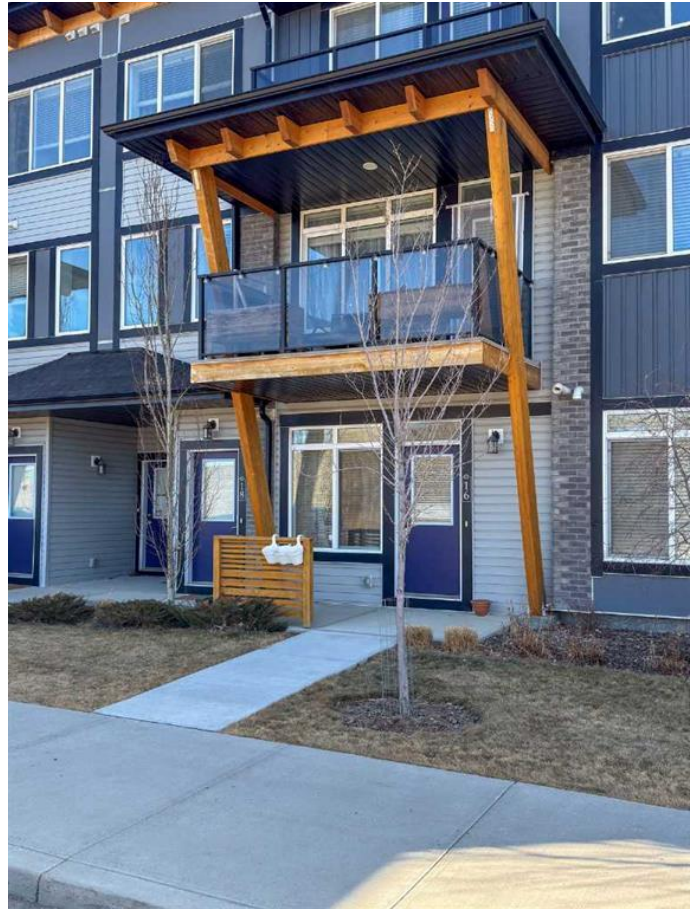
Welcome to this beautiful single-level townhome in Savanna. Wonderful opportunity for a first-time buyer or an investor looking for a perfect opportunity. This convenient two-bedroom and one-bathroom unit is ideally situated near all the essential amenities, making it a perfect choice for everyone. The well-maintained unit includes a living room designed to meet maximum space and comfort for everyday living, a kitchen with stainless steel appliances, a quartz countertop, and a peninsula for extra seating. The two good-sized bedrooms provide ample space for relaxation. The bathroom is well-appointed with contemporary fixtures and finishes. For investors, this property presents an exceptional opportunity for short-term rentals, such as Airbnb, opening the door to a potentially lucrative investment. Being in Savanna in Saddleridge, the location is a prime attraction for this unit. The community is well-connected, with easy access to major roadways and public transportation, walking distance to schools, both public and Catholic, shopping centers, and restaurants. Don't miss out on becoming a proud owner of this unit!

Built in 2021

## Essential Information

MLS® # A2236256

Price \$315,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 564           |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16 Savanna Passage Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0Y2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer      |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Lot Description   | Rectangular Lot             |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                48

Zoning                            M-1 d100

**Listing Details**

Listing Office                    MaxWell Central



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