

# \$314,900 - 110 Savanna Walk Ne, Calgary

MLS® #A2247157

**\$314,900**

2 Bedroom, 1.00 Bathroom, 631 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

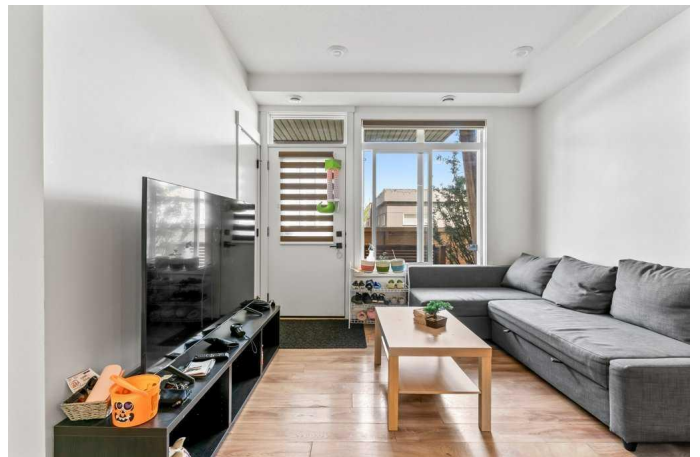
This bright, contemporary 2-bedroom townhome combines style, comfort, and functionality in a smart open-concept design. Upscale finishes, and oversized windows with 9-foot ceilings create a light-filled, inviting space. The kitchen is a chef's delight, featuring quartz countertops, soft-close cabinetry, stainless steel appliances, and a generous pantry. Charm and practicality to the home's design. Nestled in the vibrant and growing Saddle Ridge neighborhood, this home offers unmatched convenience. You'll be just minutes from parks, playgrounds, schools, and the popular Genesis Centre, which boasts fitness facilities, sports fields, a library, and year-round community events. Shopping is close at hand, with plazas offering grocery stores, restaurants, and essential services. Excellent transit options, including an LRT station, along with quick access to Stoney Trail and Metis Trail, make commuting a breeze. Located in a well-maintained complex with low condo fees and a healthy reserve fund, this property is ideal for first-time buyers and savvy investors alike. With its prime location and quality features, it offers both comfort and peace of mind.

Built in 2018

## Essential Information

MLS® #

A2247157



|                |               |
|----------------|---------------|
| Price          | \$314,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 631           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 110 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 0Y2             |

### Amenities

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

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                    |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Basement          | None                                                               |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Courtyard, Playground                       |
| Lot Description   | City Lot, Corner Lot, Few Trees, Landscaped |
| Roof              | Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |
| Zoning         | M-1 d100         |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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