

# \$530,000 - 55 Savanna Park Ne, Calgary

MLS® #A2215044

**\$530,000**

4 Bedroom, 4.00 Bathroom, 1,274 sqft

Residential on 0.04 Acres

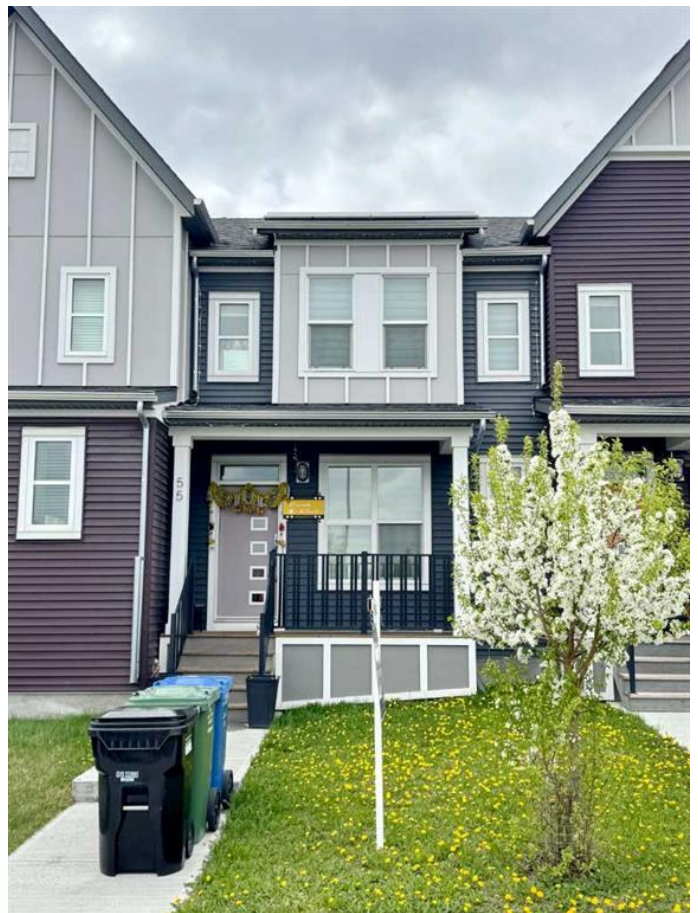
Saddle Ridge, Calgary, Alberta

50K Price Reduction for quick sale. Discover this elegant 4-bedroom, 3.5-bathroom NO CONDO FEE townhome perfectly situated FACING a serene PARKâ€™an ideal setting for families and outdoor lovers alike! This well-appointed home features a professionally FINISHED BASEMENT by the builder, providing extra living space for guests, a home office, or a rec room. Stay cool all summer with central AIR CONDITIONING and enjoy energy savings year-round with installed SOLAR PANELS (\$31K VALUE). The main level offers an open-concept layout with modern finishes, while upstairs you'll find three spacious bedrooms, including a primary suite with a full ensuite and walk-in closet. The fourth bedroom is tucked away in the basement for added privacy. Outside, enjoy the convenience of a single detached OVERSIZED GARAGE and a low-maintenance yard. Located in a vibrant, family-friendly community close to schools, shopping, and transitâ€™this home has it all! Check out the 3D tour or book a private one!

Built in 2018

## Essential Information

MLS® #	A2215044
Price	\$530,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,274
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	55 Savanna Park Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y8

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Washer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed April 25th, 2025  
Days on Market 57  
Zoning R-2M

## Listing Details

Listing Office URBAN-REALTY.ca



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