

# \$484,990 - 193 Savanna Street Ne, Calgary

MLS® #A2186614

**\$484,990**

3 Bedroom, 3.00 Bathroom, 1,473 sqft  
Residential on 0.03 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning and spacious corner-lot townhouse in the vibrant community of Savanna, where luxury meets convenience! Formerly a builder's show home, this exceptional property showcases an open-concept floor plan, premium finishes, and upgrades throughout, making it a standout residence. With 3 bedrooms and 2.5 bathrooms, this home offers ample space for stylish and comfortable living.

Step inside to discover rich hardwood flooring throughout the main floor and an upgraded kitchen featuring a spice kitchen, stainless steel appliances, Granite countertops, and modern cabinetry—all designed to elevate your culinary experience. Natural light streams through expansive windows, highlighting the chic color palette and creating a warm, inviting atmosphere. The double-car garage has been upgraded to impress, featuring heating, pot lights, wall paneling, and an upgraded floor, making it not just a parking space but an extension of the home's luxury.

Enjoy the convenience of a location steps away from a playground, Savanna Registry, and a variety of Indian restaurants and grocery stores. The nearby one-stop-shop plaza provides everything you need within walking distance, making this property as practical as it is beautiful.

Whether you're looking for your dream



home or a turnkey investment, this townhouse combines modern living, thoughtful upgrades, and an unbeatable location. Don't miss your chance to own this remarkable property—schedule your private showing today!

Built in 2017

### Essential Information

MLS® #	A2186614
Price	\$484,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	193 Savanna Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Y2

### Amenities

Amenities	Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Living Room
Basement	None

## **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## **Additional Information**

Date Listed	January 10th, 2025
Days on Market	100
Zoning	M-1

## **Listing Details**

Listing Office	eXp Realty
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