

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

MLS® #A2186614

**\$484,990**

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

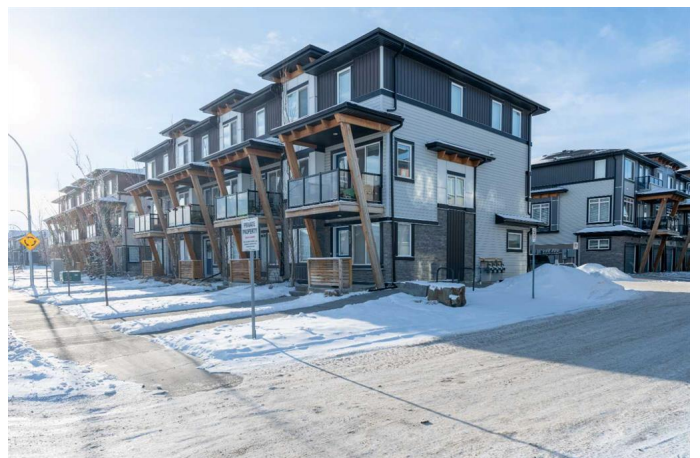
Saddle Ridge, Calgary, Alberta

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 | 85                 |
| Zoning         | M-1                |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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