# \$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 cabinetryâ€"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 propertyâ€"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 81 Zoning M-1

## **Listing Details**

Listing Office eXp Realty

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