

# \$550,000 - 21 Savanna Manor Ne, Calgary

MLS® #A2195283

**\$550,000**

4 Bedroom, 4.00 Bathroom, 1,354 sqft  
Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

**\*OPEN HOUSE sunday MARCH 30 2-4pm\***

Best location to live! No condo fee townhome  
Fronting Green space in a developed NE  
Calgary community. Features: detached  
garage, Finished basement (w/ wet bar rough  
ins), Over 1950 sq ft of developed space (4  
bed/4 bath), high ceilings, fireplace w/ feature  
mantel, upgraded light fixtures, SS appliances  
and so much more! In NE Calgary's 'Savanna'  
- with tons of amenities near by, schools,  
green space and so much more. Step inside to  
your sun soaked interior with large windows,  
and modern open floorplan along with high  
ceilings making the place feel bright and airy.  
Pair that with the green space it fronts on and  
you have lots to love as you continue through.  
The Family room features an upgraded  
fireplace mantel that has an electric fireplace  
built in (included!), a cozy centerpiece for the  
cooler days. The family room connects  
seamlessly to the dining and kitchen. Kitchen  
features: Island with eating bar, quartz  
counters, SS appliances (including a gas range  
with range hood, double door fridge), sink with  
window overlooking yard, lots of cabinet space  
and more. To complete main floor is mud room  
and half bath with upgraded vanity. Head  
upstairs where you will find 3 bedrooms. 1  
being the primary retreat, which is a great size  
room that has all your needs met with walk in  
closet and full ensuite. Ensuite has vanity,  
walk in tiled shower and toilet. Basement is  
fully finished with a great layout. There is a  
large entertainment space that has rough ins



already for a wet bar. Along with that, there is a full bath, bedroom, storage/mechanical. Backyard is landscaped and fenced, with the garage being a great addition to complete the house and make it a fantastic choice to call home. Book your viewing today before its gone.

Built in 2022

### **Essential Information**

MLS® #	A2195283
Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Savanna Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j2j8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 18th, 2025
Days on Market	51
Zoning	R-Gm

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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