

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

MLS® #A2186614

**\$484,990**

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

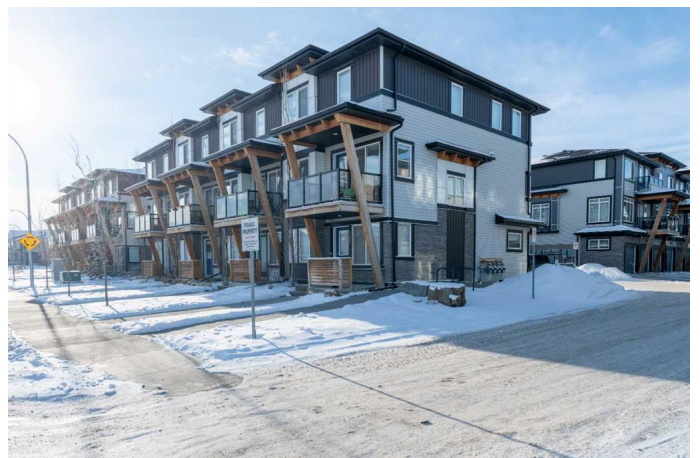
Saddle Ridge, Calgary, Alberta

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	61
Zoning	M-1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.