

# \$409,999 - 120 Savanna Walk Ne, Calgary

MLS® #A2230354

**\$409,999**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

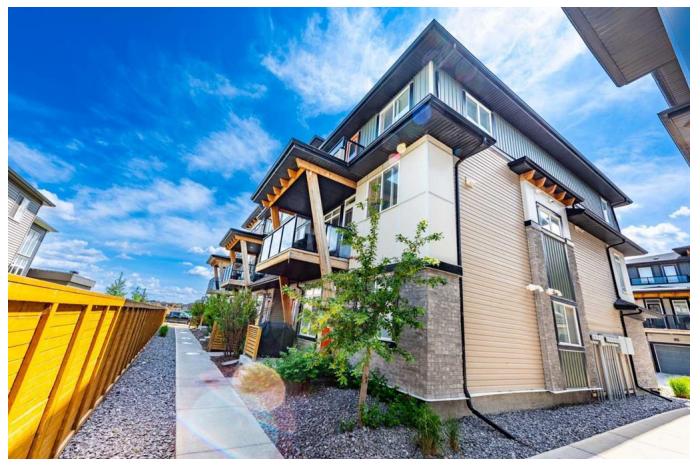
Welcome to this stunning end-unit home featuring three spacious bedrooms and two and a half modern bathrooms. The heart of the home is the open-concept kitchen, complete with a large island, perfect for entertaining. Enjoy outdoor living with two balconies, one equipped with a gas barbecue line for your summer cookouts. Additional features include stainless steel appliances and a single attached garage.

This home is located in the new community of Savanna in Saddle Ridge and offers extra windows for plenty of natural light. You'll also find a convenient visitor parking area nearby. Location is key, and this property delivers. It's just a 10 minute walk to the Saddle Ridge train station, making your commute a breeze. You'll also find grocery stores, pizza places, and a doctor's office just a short stroll away. Families will appreciate the convenience of having both middle and high schools within a 5 to 10 minute drive. Don't miss out on this fantastic opportunity to own a beautiful home in a great location!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2230354  |
| Price     | \$409,999 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,516         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 120 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 0Y4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Basement          | None                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 130             |
| Zoning         | M-1 D100        |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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