

14 Savanna Passage NE
Calgary, Alberta

MLS # A2243869

\$310,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	574 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

Modern Townhome in Saddle Ridge at Essential Savanna This bright and stylish 2-bedroom townhome offers a smart, open-concept layout with wide plank flooring and upscale finishes throughout. The kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious pantry. Oversized windows and 9-foot ceilings fill the home with natural light, while deep window sills add charm and functionality. About the Community Located in the vibrant and growing neighbourhood of Saddle Ridge, this home offers convenience and connection. Residents enjoy access to a variety of amenities including nearby parks, playgrounds, schools, and the popular Genesis Centre—home to fitness facilities, sports fields, a library, and community events. There are also several shopping plazas nearby with grocery stores, restaurants, and essential services. Saddle Ridge offers excellent transit options, including an LRT station, and quick access to major routes like Stoney Trail and Metis Trail, making commuting simple. A Smart Investment Situated in a well-managed complex with low condo fees and a strong reserve fund, this property provides great value and peace of mind—perfect for first-time buyers or investors. Book your private showing today!