

# \$339,900 - 34 Savanna Passage Ne, Calgary

MLS® #A2211449

**\$339,900**

2 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the inviting Essential Savanna Townhomes!

This beautifully designed corner unit features two bedrooms with windows and delivers both style and practicality, with thoughtful design touches typically found in larger homes. Inside, the open-concept layout modern, wide plank flooring seamlessly connects the bright kitchen with model cabinets to the living room. A spacious eating bar topped with quartz countertops adds versatility, while soft-close cabinets and drawers, a large double sink with a high-quality pull-out faucet, and sleek stainless steel appliances complete the modern kitchen.

Storage is a standout feature here—especially the generous pantry! Just around the corner, you'll find a well-organized utility/laundry with on-demand water heater and direct access to the attached rear garage, making day-to-day living even easier.

Enjoy the natural light streaming through oversized windows and 9-foot ceilings in the main living area and bedrooms. Deep window sills in both bedrooms are perfect for plant lovers!

This friendly, well-planned complex offers low condo fees and a healthy reserve fund—rare for a newer development. Plus, you'll love the convenient location: close to major roads, multiple playgrounds, a park with a pond, public transit, shops, and restaurants.

Whether you're a first-time buyer or looking for



a solid investment property, this home offers space, comfort, and exceptional value. Donâ€™t miss outâ€”book your showing today!

Built in 2021

**Essential Information**

MLS® #	A2211449
Price	\$339,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	575
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	34 Savanna Passage Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y2

**Amenities**

Amenities	Parking
Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Rear, Single Garage Attached, On Street
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Natural Gas, High Efficiency
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	20
Zoning	M-1

## Listing Details

Listing Office	First Place Realty
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