

# \$465,000 - 144 Savanna Walk Ne, Calgary

MLS® #A2237810

## \$465,000

3 Bedroom, 3.00 Bathroom, 1,351 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

This is the one youâ€™ve been waiting for! Discover this immaculately maintained townhome in the heart of Saddle Ridge, offering 3 spacious bedrooms, 2.5 bathrooms, and a attached garage. Designed for modern living, the bright and open floor plan is filled with natural light, creating a warm and inviting atmosphere. The sleek kitchen is a chefâ€™s dream with quartz countertops, stainless steel appliances, and ample cabinet space. The upper floor features convenient laundry and thoughtfully laid-out bedrooms with generous storage. Located in a family-friendly community with excellent neighbours, this home is just minutes from schools, shopping, transit, parks, and walking paths, with easy access to major routes for a stress-free commute. Move-in ready and perfectly locatedâ€”this home checks all the boxes!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237810  |
| Price          | \$465,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,351     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 144 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J0Y3              |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | M-1 d100        |

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.