# \$315,000 - 16 Savanna Passage Ne, Calgary

MLS® #A2236256

#### \$315,000

2 Bedroom, 1.00 Bathroom, 564 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautiful single-level townhome in Savanna. Wonderful opportunity for a first-time buyer or an investor looking for a perfect opportunity. This convenient two-bedroom and one-bathroom unit is ideally situated near all the essential amenities. making it a perfect choice for everyone. The well-maintained unit includes a living room designed to meet maximum space and comfort for everyday living, a kitchen with stainless steel appliances, a quartz countertop, and a peninsula for extra seating. The two good-sized bedrooms provide ample space for relaxation. The bathroom is well-appointed with contemporary fixtures and finishes. For investors, this property presents an exceptional opportunity for short-term rentals, such as Airbnb, opening the door to a potentially lucrative investment. Being in Savanna in Saddleridge, the location is a prime attraction for this unit. The community is well-connected, with easy access to major roadways and public transportation, walking distance to schools, both public and Catholic, shopping centers, and restaurants. Don't miss out on becoming a proud owner of this unit!





Built in 2021

#### **Essential Information**

| MLS® # | A2236256  |
|--------|-----------|
| Price  | \$315,000 |

| Bedrooms       | 2             |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 564           |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

# **Community Information**

| Address     | 16 Savanna Passage Ne |
|-------------|-----------------------|
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0Y2               |

## Amenities

| Amenities      | Park, Playground       |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
|-------------------|--|
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer      |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

# Exterior

| Exterior Features | Courtyard, Private Entrance |
|-------------------|-----------------------------|
| Lot Description   | Rectangular Lot             |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |

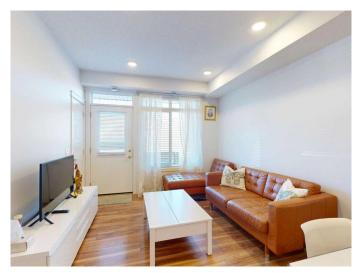
#### Foundation Poured Concrete

#### **Additional Information**

| Date Listed    | July 2nd, 2025 |
|----------------|----------------|
| Days on Market | 63             |
| Zoning         | M-1 d100       |

### **Listing Details**

Listing Office MaxWell Central



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