

# \$449,900 - 124 Savanna Street Ne, Calgary

MLS® #A2259351

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 124 Savanna Street NE, a spacious and beautifully designed 4-bedroom, 2.5-bathroom townhouse located in the vibrant community of Savanna in Saddle Ridge.

Offering 1,650 sq. ft. of modern living space, this home is ideal for growing families, first-time buyers, or savvy investors seeking strong rental potential in one of Calgary's fastest-growing neighborhoods.

## Key Features:

• Generous Floor Plan • Open-concept main level with bright windows, high ceilings, and stylish finishes.

• Modern Kitchen • Quartz countertops, stainless steel appliances, ample cabinetry, and a large island perfect for family meals or entertaining.

• 4 Spacious Bedrooms • Including a primary suite with walk-in closet and ensuite bathroom.

• Attached Double Garage • Convenient parking and storage with direct home access.

• Turnkey Condition • Freshly maintained, move-in ready, with low-maintenance finishes.

• Family-Friendly Location • Steps from parks, playgrounds, schools, shopping, and public transit.

## Why Buy This Home?

• Priced competitively compared to similar homes in Savanna and Saddle Ridge.

• Larger than many nearby townhouses at



~1,650 sq. ft. yet offering a better price per square foot.

â€¢ Great investment potential in a high-demand rental area.

â€¢ Quick possession available â€” move in before winter!

Community Highlights:

Savanna in Saddle Ridge is a welcoming, multicultural neighborhood with easy access to Calgary International Airport, major highways (Stoney & Metis Trail), schools, and shopping plazas. With a strong sense of community and rapid growth, itâ€™s one of Calgaryâ€™s most desirable NE addresses.

Built in 2023

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259351      |
| Price          | \$449,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,650         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 124 Savanna Street Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 2k2               |

## Amenities

|              |                        |
|--------------|------------------------|
| Amenities    | None                   |
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Landscaped                            |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 25                   |
| Zoning         | M-X1                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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