

# \$724,900 - 144 Savanna Passage Ne, Calgary

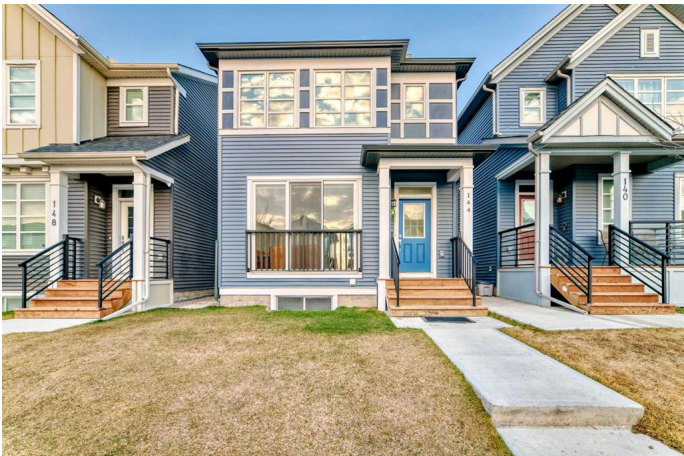
MLS® #A2214581

## \$724,900

5 Bedroom, 4.00 Bathroom, 1,473 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome Home! Here's your chance to own a newer home perfect for creating lasting memories. This stunning property features a side entrance and a fully finished 2-bedroom basement, located in the highly sought-after community of Savanna in Saddle Ridge. Enjoy easy access to all essential amenities, including schools, shopping, grocery stores, the LRT, and major highways. The main floor boasts an open-concept layout, featuring a modern upgraded kitchen with a central island and pantry, a spacious front living room, and a separate dining area ideal for both entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary bedroom includes a private ensuite, while the remaining two bedrooms share a conveniently located common bathroom.



Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214581  |
| Price          | \$724,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,473     |
| Acres          | 0.06      |

|            |             |
|------------|-------------|
| Year Built | 2022        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 144 Savanna Passage Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 2J7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
|-------------|------------------|

Days on Market 51  
Zoning R-G

Listing Details

Listing Office PREP 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.