

# \$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

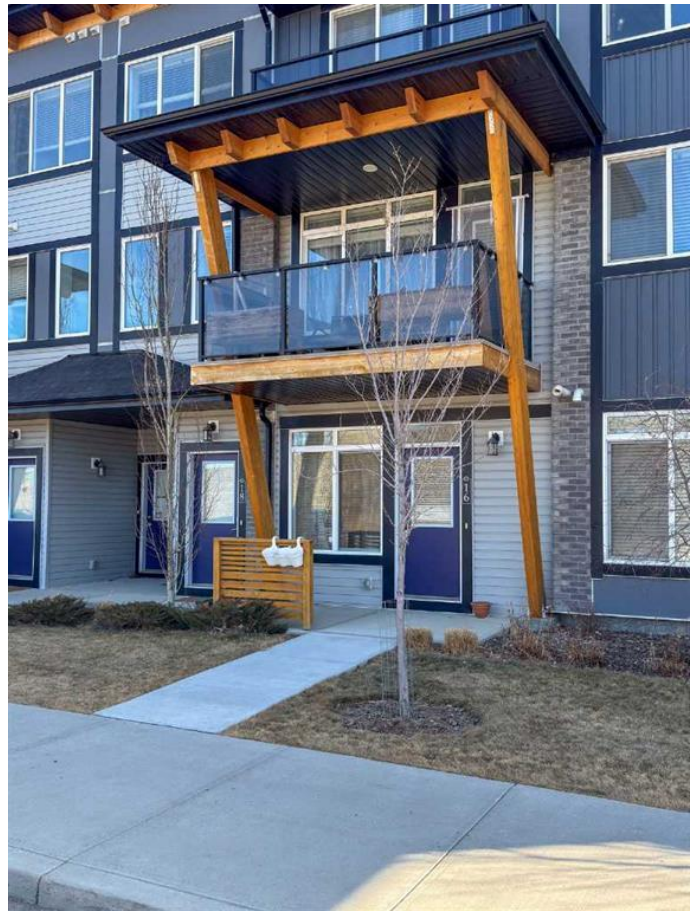
Welcome to this beautiful single-level townhome in Savanna. Wonderful opportunity for a first-time buyer or an investor looking for a perfect opportunity. This convenient two-bedroom and one-bathroom unit is ideally situated near all the essential amenities, making it a perfect choice for everyone. The 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          |
| Type           | 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                54

Zoning                             M-1 d100

**Listing Details**

Listing Office                    MaxWell Central



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.