

170 Savanna Walk NE  
Calgary, Alberta

MLS # A2225792



\$474,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,512 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath townhome located in the highly sought-after community of Savanna in Saddle Ridge. Built by multi-award-winning Rohit Communities, the “Ferrera” floor plan offers a perfect combination of modern design and functional living. This open-concept layout features a bright and spacious main floor with a contemporary kitchen, upgraded finishes, and seamless access from the single attached garage. Upstairs, you'll find three well-sized bedrooms, including a generous primary suite complete with a 4-piece ensuite, plus another full bathroom for added convenience. Enjoy low condo fees and a low-maintenance lifestyle without compromising on space or style. Ideally situated just minutes from schools, parks, shopping, dining, medical clinics, and the Saddletowne LRT station, this home offers incredible value in a thriving, transit-friendly neighborhood. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you don't want to miss. Contact your favorite REALTOR® today to book your private showing!