

# \$310,000 - 14 Savanna Passage Ne, Calgary

MLS® #A2243869

**\$310,000**

2 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Modern Townhome in Saddle Ridge at  
Essential Savanna

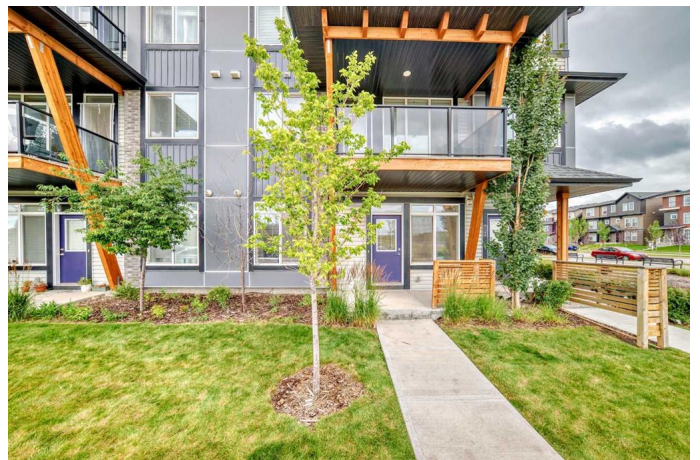
This bright and stylish 2-bedroom townhome offers a smart, open-concept layout with wide plank flooring and upscale finishes throughout. The kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious pantry. Oversized windows and 9-foot ceilings fill the home with natural light, while deep window sills add charm and functionality.

About the Community

Located in the vibrant and growing neighbourhood of Saddle Ridge, this home offers convenience and connection. Residents enjoy access to a variety of amenities including nearby parks, playgrounds, schools, and the popular Genesis Centre—home to fitness facilities, sports fields, a library, and community events. There are also several shopping plazas nearby with grocery stores, restaurants, and essential services. Saddle Ridge offers excellent transit options, including an LRT station, and quick access to major routes like Stoney Trail and Metis Trail, making commuting simple.

A Smart Investment

Situated in a well-managed complex with low condo fees and a strong reserve fund, this property provides great value and peace of mind—perfect for first-time buyers or investors.



Book your private showing today!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2243869      |
| Price          | \$310,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 574           |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Loft          |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 14 Savanna Passage Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0Y2               |

**Amenities**

|           |            |
|-----------|------------|
| Amenities | None       |
| Parking   | Off Street |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Basement          | None                                                    |

**Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 76              |
| Zoning         | M-1 d100        |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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