

**170 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A2236935**



**\$439,900**

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

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

**Inclusions:** None

Discover this stunning, upgraded 3-bedroom, 2.5-bath townhome in the vibrant and highly desirable community of Savanna in Saddle Ridge. Thoughtfully crafted by the award-winning Rohit Communities, the popular "Ferrera" floor plan blends modern elegance with everyday functionality. Step into a bright open-concept main floor featuring a sleek contemporary kitchen, high-end finishes, and direct access to the single attached garage—perfect for busy lifestyles. Upstairs, the spacious layout continues with three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite and an additional full bathroom for added comfort. Designed for low-maintenance living, this home offers low condo fees without sacrificing space or style. Ideally located just moments from schools, parks, shopping, dining, medical centers, and the Saddletowne LRT station, this property is a rare find in a fast-growing, transit-friendly neighborhood. Whether you're a first-time homebuyer, savvy investor, or looking to downsize, this move-in-ready home is a must-see. Book your private tour with your favorite REALTOR® today!