

# \$495,000 - 187 Savanna Parade Ne, Calgary

MLS® #A2258484

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,394 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This inviting 2 storey semi-detached home in Saddleridge is the perfect blend of comfort and convenience ideal for families, first-time buyers, or investors alike. Step inside to a bright and welcoming main floor, where large windows fill the living room with natural light. The dining area is perfect for family meals or hosting friends, while the kitchen boasts rich cabinetry, stainless steel appliances, and ample prep space for the home chef. Upstairs, unwind in your private primary retreat, featuring a spacious walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom offer plenty of space for kids, guests, or a home office, and the upper-level laundry makes chores a breeze. The lower level is a blank canvas ready for your dream family room, gym, or play space. Outside, the yard is waiting for your personal touches. Located in the vibrant community of Saddleridge, you'll enjoy easy access to schools, playgrounds, parks, shopping, dining, and the Saddletowne LRT station. A home that checks all the boxes—don't miss your chance to see it!

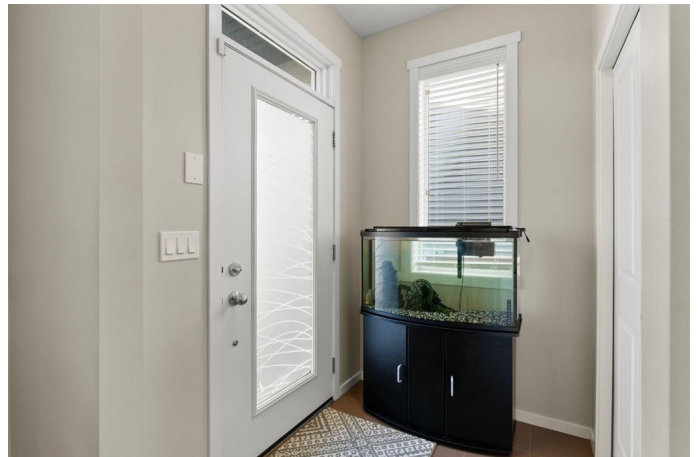
Built in 2016

## Essential Information

MLS® # A2258484

Price \$495,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,394                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 187 Savanna Parade Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0W1               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Pantry, Storage, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot |
| Roof              | Asphalt                                                |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-G                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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