



THE
A-TEAM

**RE/MAX
FIRST**

26 SAVANNA Passage, Calgary T3J 0Y2

MLS®#: **A2195345** Area: **Saddle Ridge** Listing Date: **02/18/25** List Price: **\$449,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane,Other,Street Lighting**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,516**
 Low Sqft:
 Ttl Sqft: **1,516**

DOM

4

Layout

Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Asphalt,Other,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Other,Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Upper	16`2" x 16`2"
Kitchen	Upper	34`2" x 48`8"
4pc Bathroom	Second	16`2" x 27`8"
Bedroom	Second	32`7" x 41`3"
Laundry	Second	20`3" x 11`3"
Furnace/Utility Room	Second	11`9" x 11`3"

Room	Level	Dimensions
Dining Room	Upper	36`8" x 24`4"
Living Room	Upper	41`3" x 51`8"
4pc Ensuite bath	Second	16`2" x 27`1"
Bedroom	Second	32`7" x 41`7"
Bedroom - Primary	Second	38`0" x 53`7"
Walk-In Closet	Second	19`11" x 14`9"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1810452**

Remarks

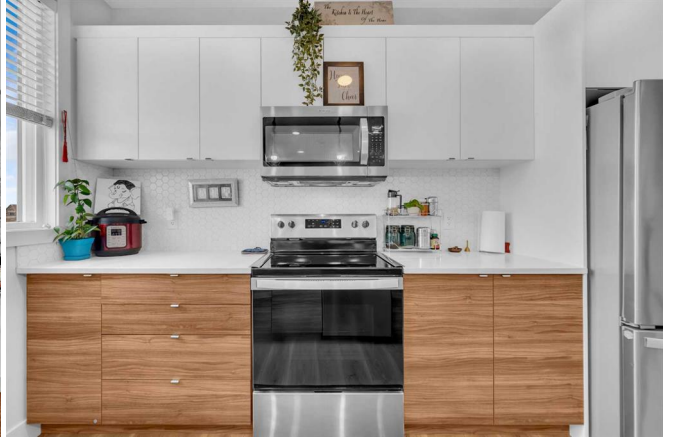
Pub Rmks: **Welcome to this immaculately maintained three-story townhouse in the highly sought-after Savanna community of Calgary NE! Built in 2021, this 1,516 sq. ft. home offers a perfect blend of modern upgrades and functional living space, featuring three spacious bedrooms, 2.5 bathrooms, and an open-concept design with abundant natural light. The fully upgraded kitchen boasts quartz countertops and ample storage, while two private balconies—one on the main floor and another upstairs—offer the perfect spots to unwind. The attached single-car garage adds convenience, and the home has been meticulously kept by the owners, making it completely move-in ready. Located just minutes from shopping centers, grocery stores, and plazas, this home also offers easy access to major roads like Metis Trail and Stoney Trail, public transit, and is less than 10 minutes from Calgary International Airport. With parks, schools, and all essential amenities nearby, this is an ideal home for families, professionals, or investors looking for a prime location in Calgary NE. Don't miss out—schedule your private showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

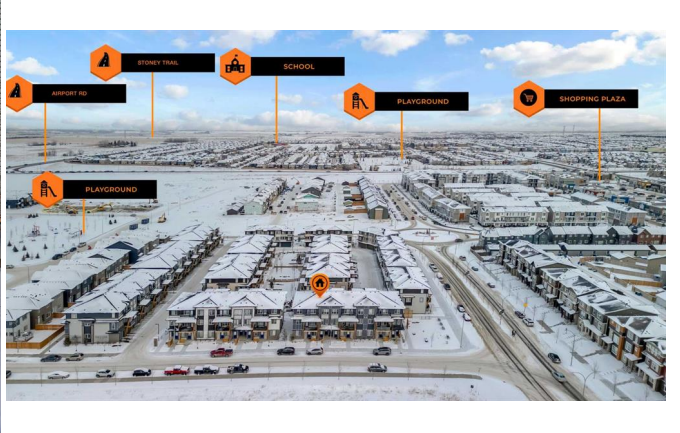
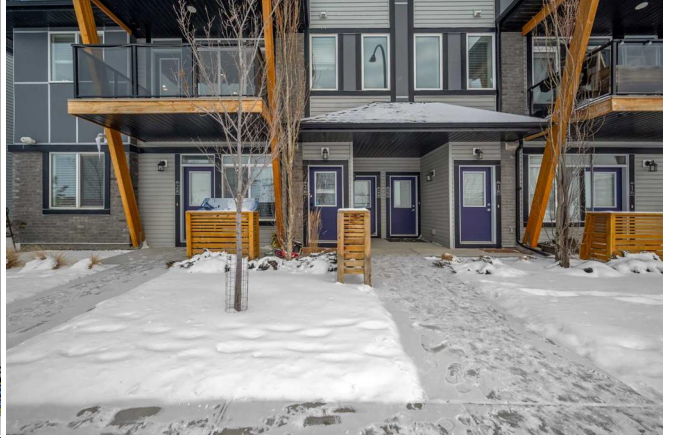
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

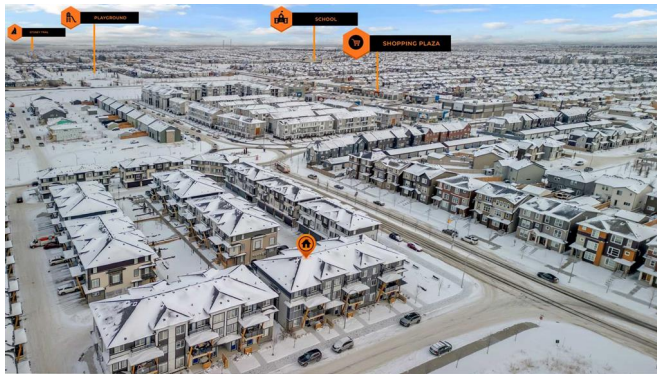
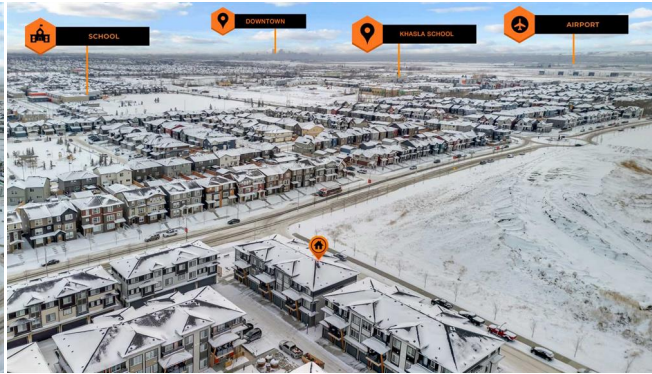
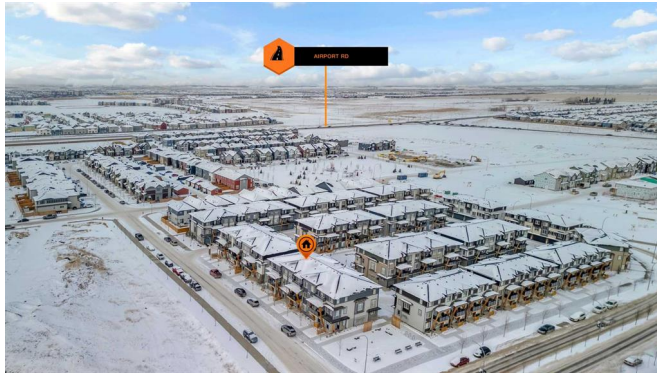






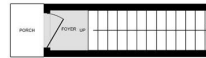






26 Savanna Passage NE, Calgary, AB

Main Floor Exterior Area 10.32 sq ft
Interior Area 11.67 sq ft



PREPARED: 2025/02/19



White regions are excluded from total floor area in OASIS floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 892.70 sq ft
Interior Area 829.67 sq ft
Estimated Area 11.29 sq ft



PREPARED: 2025/02/19



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Top Floor Exterior Area 858.01 sq ft
Interior Area 736.50 sq ft



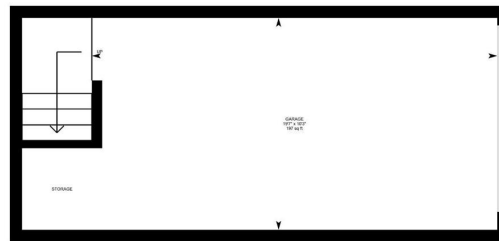
PREPARED: 2025/02/19



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Garage Estimated Area 275.02 sq ft



PREPARED: 2025/02/19



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