

# \$549,000 - 35 Savanna Parade Ne, Calgary

MLS® #A2257962

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home located in one of Calgary's most sought-after communities – Savanna! Known for its vibrant atmosphere, family-friendly amenities, and unbeatable convenience, Savanna offers the perfect blend of comfort, style, and lifestyle. Whether you're a first-time homebuyer, upgrading for more space, or seeking an investment opportunity, this property is aggressively priced to sell – making it an incredible find in today's market.

Property Highlights:

3 Spacious Bedrooms – Including a relaxing primary suite with a private ensuite and walk-in closet.

2.5 Modern Bathrooms – Designed with both style and functionality in mind.

Bright & Open Layout – Perfect for entertaining and everyday living.

Kitchen – Featuring quality finishes, ample cabinetry, and a functional design that will inspire your inner chef.

Double Parking Pad / Garage Potential – Room to build your dream garage in the future.

Low-Maintenance Yard – Ideal for busy lifestyles.



Location, Location, Location!

Savanna is more than just a neighborhood – it’s a community built around connection and convenience. You’ll love being just steps away from a bustling shopping plaza offering:

Restaurants

Grocery Stores

Coffee Shops

Professional Services

And much more!

With schools, parks, playgrounds, and transit all close by, this location makes commuting and everyday errands a breeze. Plus, you’re just minutes from YYC International Airport and major roadways, connecting you to the rest of Calgary in no time.

Why This Home is a Must-See:

Aggressively Priced to Sell – Exceptional value in a high-demand community.

Functional Family Layout – Space for everyone to live and grow.

Future Growth Potential – Savanna continues to thrive, making this a smart investment.

About Savanna:

Located in Calgary’s energetic northeast, Savanna is celebrated for its diversity, sense of belonging, and accessibility. The community offers walking trails, community parks, and a lively commercial hub. This home positions you in the heart of it all, ensuring you’ll always be connected to the best that the area has to offer.

The Opportunity:  
In today’s competitive Calgary market, homes in Savanna don’t stay available for long – especially at this price point. Whether you’re looking for a home that’s close to work, amenities, and top-rated schools, or you’re after a neighborhood that offers a welcoming atmosphere and strong property value growth, this listing checks all the boxes.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257962    |
| Price          | \$549,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,417       |
| Acres          | 0.06        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 35 Savanna Parade Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 0V8              |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Walk-In Closet(s)                                       |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Unfinished                                                                         |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Zero Lot Line       |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-G                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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