

# \$579,900 - 35 Savanna Parade Ne, Calgary

MLS® #A2247338

**\$579,900**

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 â€” itâ€™s a community built around connection and convenience. Youâ€™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, youâ€™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 â€” Exceptional value in a high-demand community.

Functional Family Layout â€” Space for everyone to live and grow.

Future Growth Potential â€” Savanna continues to thrive, making this a smart investment.

About Savanna:

Located in Calgaryâ€™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 youâ€™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® #	A2247338
Price	\$579,900
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	August 10th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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