



**GRASSROOTS**  
REALTY GROUP

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**14 Savanna Passage NE**  
**Calgary, Alberta**

**MLS # A2243869**



**\$310,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	NA		
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Modern Townhome in Saddle Ridge at Essential Savanna This bright and stylish 2-bedroom townhome offers a smart, open-concept layout with wide plank flooring and upscale finishes throughout. The kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious pantry. Oversized windows and 9-foot ceilings fill the home with natural light, while deep window sills add charm and functionality. About the Community Located in the vibrant and growing neighbourhood of Saddle Ridge, this home offers convenience and connection. Residents enjoy access to a variety of amenities including nearby parks, playgrounds, schools, and the popular Genesis Centre—home to fitness facilities, sports fields, a library, and community events. There are also several shopping plazas nearby with grocery stores, restaurants, and essential services. Saddle Ridge offers excellent transit options, including an LRT station, and quick access to major routes like Stoney Trail and Metis Trail, making commuting simple. A Smart Investment Situated in a well-managed complex with low condo fees and a strong reserve fund, this property provides great value and peace of mind—perfect for first-time buyers or investors. Book your private showing today!