



GRASSROOTS
REALTY GROUP

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35 Savanna Parade NE
Calgary, Alberta

MLS # A2247338



\$579,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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.