



**83 Savanna Park NE**  
**Calgary, Alberta**

**MLS # A2276597**



**\$474,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this beautifully maintained 2018 home in the vibrant community of Saddle Ridge. This bright and modern 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for everyday living and entertaining. The kitchen features ample cabinetry and flows seamlessly into the dining and living areas. Upstairs, enjoy a private primary bedroom with ensuite, convenient upper-floor laundry, and well-sized secondary bedrooms. The unfinished basement provides excellent potential for future development. Fully fenced with rear lane access and parking for two, this home is close to parks, schools, shopping, and transit—an ideal opportunity for first-time buyers or investor