

# \$599,900 - 15 Savanna Parade Ne, Calgary

MLS® #A2252517

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 15 Savanna Parade NE â€” a lovely 2-storey home built by Excel Homes, perfectly designed for first-time buyers, growing families, or investors looking for a solid rental property.

## Main Floor

Step into a bright, welcoming living room filled with natural light. The open-concept design flows through a spacious dining area into a cozy second family room and a well-laid-out kitchen. The kitchen features timeless cabinets, stainless steel appliances, tile backsplash, and a large islandâ€”plenty of room for cooking, hosting, or everyday family meals. A tucked-away powder room keeps things convenient, and the west-facing backyard is just steps away for BBQs or summer evenings.

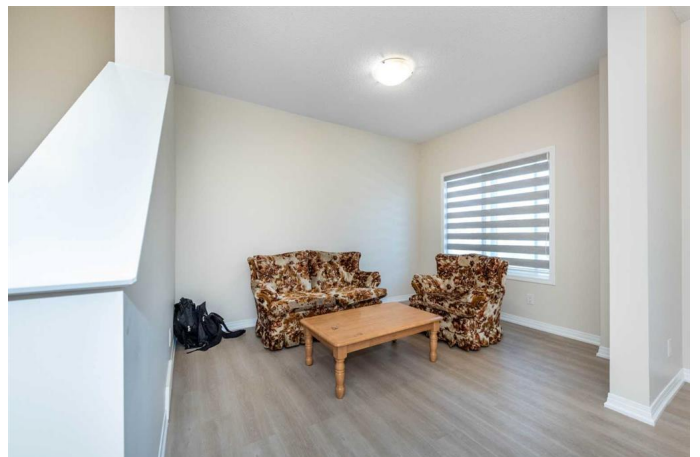
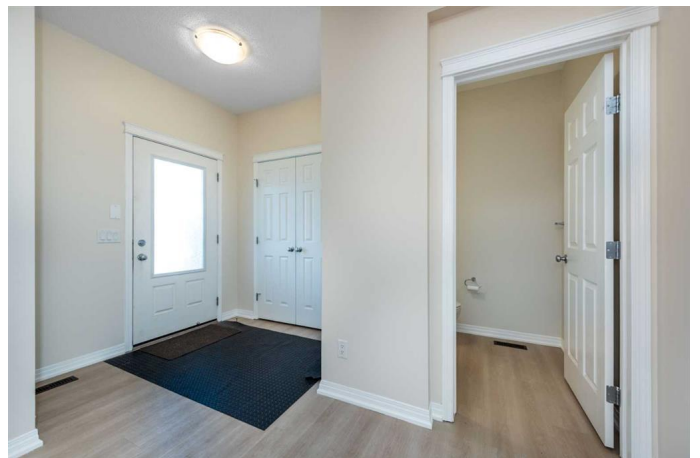
## Second Floor

The primary bedroom is your retreat with a walk-in closet and ensuite. Two more generously sized bedrooms and a full bathroom complete the upstairsâ€”ideal for kids, guests, or a home office.

## Basement

The basement is wide open with a large window and bathroom rough-in, ready for your future developmentâ€”whether thatâ€™s a home gym, media room, or extra living space.

## Backyard & Parking



Enjoy a private yard with a parking pad and laneway access, offering the perfect spot for a future garage.

Location

This home sits in the heart of Savanna, one of Calgary’s most desirable NE communities. With quick access to Stoney Trail, Saddletowne C-Train, bus stops, schools, parks, Genesis Centre/YMCA, grocery stores, and the airport, everything your family needs is close at hand.

This well-designed property is move-in ready and waiting for you. Call your favorite realtor and book a showing today.

Built in 2016

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252517    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,783       |
| Acres          | 0.06        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15 Savanna Parade Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

|             |         |
|-------------|---------|
| Postal Code | T3J 0V7 |
|-------------|---------|

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer               |
| Heating           | Forced Air                                                                                |
| Cooling           | Central Air                                                                               |
| Has Basement      | Yes                                                                                       |
| Basement          | None, Unfinished                                                                          |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Back Lane, Rectangular Lot    |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Mixed, Vinyl Siding |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 70                |
| Zoning         | R-G               |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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