12 Savanna Place NE

Calgary | Active | MLS® A2344332

$429,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,422 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

TOWNHOME CONVENIENCE WITH NO CONDO FEES EVER-AND THIS ONE IS READY NOW. At 1,422 SQ. FT., this Homes by Avi Finley model offers three bedrooms, 2.5 bathrooms and a smart two-storey layout that puts the upgrades where you'll notice them most.

The main floor feels open without sacrificing definition, with a generous front living room, central kitchen and a dining area at the rear with access to the patio. The kitchen is the standout: 42" UPPER CABINETRY, QUARTZ COUNTERTOPS, BREAKFAST BAR ISLAND, BUILT-IN MICROWAVE, 600 CFM CHIMNEY-STYLE HOOD FAN and a coal-black Silgranit undermount sink. Matte black cabinet hardware and a glossy white elongated tile backsplash give the space a polished, contemporary finish, while LVP flooring keeps the main level practical and easy to maintain.

Upstairs, the primary bedroom stretches approximately 11'8" x 13'4" and includes a walk-in closet and private ensuite. Two additional bedrooms, a full main bath and UPPER-FLOOR LAUNDRY complete the level, with quartz carried through the bathroom vanities for a coordinated finish.

Outside, you get rear-lane access, a DEDICATED TWO-CAR GRAVEL PARKING PAD, front landscaping and a rear patio-without a condo board or monthly condo fees.

Set in Savanna with parks, schools and shopping nearby, this is an easy-to-own, easy-to-live-in option with IMMEDIATE POSSESSION available. New construction, thoughtful upgrades, and no condo fees competing for the monthly budget-come see what makes this one such a strong fit.

• PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model - fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344332
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,422 sq. ft.
Main Level Finished Area:	692 sq. ft.
Upper Level Finished Area:	730 sq. ft.
Acreage:	No
Lot Area:	1,653 sq. ft.
Lot Frontage:	18' 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2410106
Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Outside, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, Upper Level, Washer Hookup
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Call Lister
Main Floor	Entrance · Measurements not available ·
Main Floor	Living Room · 13' × 12' ·
Main Floor	Kitchen With Eating Area · 13'8" × 13' ·
Main Floor	Pantry · Measurements not available ·
Main Floor	Dining Room · 11'2" × 10' ·
Main Floor	Mud Room · Measurements not available ·

Upper Level	Bedroom - Primary · 13'4" × 11'8" ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Bedroom · 10' × 8'5" ·
Upper Level	Bedroom · 10' × 8'3" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Interior Lot, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-savanna-place-ne-calgary-a2344332/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.