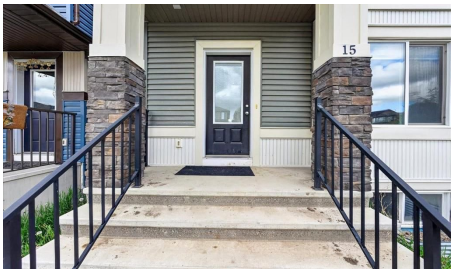
15 Savanna Parade

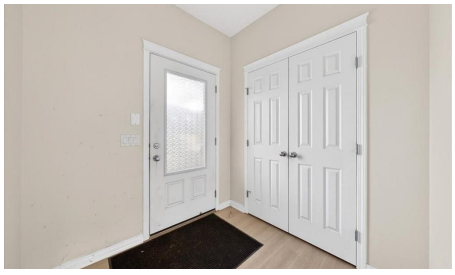
Calgary | Active | MLS® A2322105

$594,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,771.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

An excellent opportunity awaits in the vibrant community of Savanna with this thoughtfully designed 3-bedroom detached home. The home offers exceptional value for first-time buyers, growing families, and investors alike. Featuring a bright open-concept layout, upgraded vinyl plank flooring, and an abundance of natural light, this home combines comfort and functionality throughout. The thoughtfully designed main floor includes a welcoming front living room, a spacious family room at the rear, and a versatile flex space perfect for a home office, study area, or computer room. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a pantry, stylish tile backsplash, and a large central island ideal for everyday living and entertaining. Step outside from the dining area to enjoy the west-facing backyard, complete with rear lane access and a parking pad with potential for a future detached garage. A discreetly located powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet. Two additional bedrooms, a full bathroom, and extra storage space provide plenty of room for the whole family. The unfinished basement offers endless possibilities with a large window and bathroom rough-in, making future development easy. Conveniently located close to schools, shopping, parks, public transit, the Genesis Centre, Saddle Towne C-Train Station, major roadways, and Calgary International Airport, this is an exceptional opportunity to own in one of Northeast Calgary's most vibrant communities. DON'T WAIT BOOK YOUR SHOWING TODAY!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322105
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,771.13 sq. ft.
Acreage:	No
Lot Area:	2,755 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2016 (Age: 10)
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:	1513189
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Alley Access, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 6'9" × 6'7" ·
Main Floor	Living Room · 12'1" × 9'10" ·
Main Floor	Storage · 5'11" × 5'10" ·
Main Floor	Dining Room · 12'2" × 10'3" ·
Main Floor	Kitchen · 12'2" × 8'3" ·
Main Floor	Family Room · 16'7" × 11'7" ·
Main Floor	Pantry · 7' × 2' ·
2nd Floor	Bedroom - Primary · 13'4" × 12'5" ·
2nd Floor	Walk-In Closet · 6'3" × 5' ·
2nd Floor	Laundry · 6'1" × 5'3" ·
2nd Floor	Bedroom · 13'7" × 9'3" ·
2nd Floor	Bedroom · 13'1" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Kitchen Island, Open Floorplan, Pantry
Exterior Features:	Other
Patio And Porch Features:	Front Porch

Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Jun 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/15-savanna-parade-calgary-a2322105/

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

Data was last updated November 24, 2026 at 06:05 AM (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 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.