580 Savanna Boulevard

Calgary | Active | MLS® A2332414

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2020**	**1,501.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

WELCOME to this Beautifully Maintained, 1500+ Sq. Ft., Move-In Ready, 3-Bedroom, 2.5-Bathroom Townhome with a Double Attached Garage in the Vibrant Community of Savanna in Saddle Ridge! Ready for Immediate Possession, this Stylish Three-Storey Home offers the Perfect Blend of Comfort, Functionality, and Modern Design. The Bright Open-Concept Main Living Area is Filled with Natural Light and provides an Inviting Space for Everyday Living, Family Gatherings, and Entertaining Guests. The Well-Designed Kitchen showcases Quartz Countertops, Stainless Steel Appliances, Abundant Cabinetry, and Excellent Workspace, while the Adjacent Dining Area flows seamlessly into the Spacious Living Room. Step outside onto your Private Balcony - an Ideal Spot to Enjoy your Morning Coffee, Relax with Evening Sunsets, or Fire up the BBQ. Upstairs, you'll find a Spacious Primary Retreat complete with a Private 4-Piece Ensuite, along with Two Additional Generously Sized Bedrooms, another Full 4-Piece Bathroom, and the Convenience of Upper-Level Laundry. The Fully Painted Double Attached Garage features Built-In Shelving for Outstanding Storage and Organization, while Low Condo Fees help make Homeownership both Affordable and Low Maintenance. Perfectly Located close to Parks, Playgrounds, Schools, Shopping, Restaurants, Grocery Stores, Medical & Wellness Services, Saddletowne C-Train Station, and everyday amenities, this Home also offers Excellent Access to Airport Trail, Metis Trail, Stoney Trail, and Deerfoot Trail for Easy Commuting throughout Calgary. Whether you're a First-Time Buyer, Growing Family, Professional Couple, or Investor, this Exceptional Home delivers Outstanding Value, Modern Comfort, and an Unbeatable Location. ** Move-In Ready • Quick Possession Available. ** Schedule your Private Showing Today! **

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332414
Bedrooms	3
Bathrooms	3
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,501.55 sq. ft.
Main Level Finished Area:	221.86 sq. ft.
Upper Level Finished Area:	1,279.69 sq. ft.
Condo Fee:	$379.83
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2020 (Age: 6)
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:	1810452
Heating:	Central
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
Condo Name:	Z-name Not Listed
Community:	Saddle Ridge
Amenities:	Park, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Dark Brown IKEA Kallax Shelving Unit in Upstairs Bedroom, White Shelving Unit in Primary Ensuite, Black Hanging Storage Rack in Garage
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 10'6" × 7'6" ·
Main Floor	Furnace/Utility Room · 6' × 3'11" ·
2nd Floor	Dining Room · 12'7" × 9'6" ·
2nd Floor	Kitchen · 12'3" × 8'10" ·
2nd Floor	Living Room · 19'11" × 18'4" ·

3rd Floor	Bedroom · 13'4" × 8'10" ·
3rd Floor	Bedroom · 14'3" × 9' ·
3rd Floor	Bedroom - Primary · 11'4" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Balcony(s)
Lot Features:	Interior Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1 d100
Listed Date:	Jul 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/580-savanna-boulevard-calgary-a2332414/

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