83 Savanna Park NE

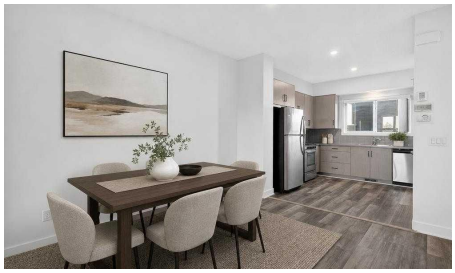
Calgary | Active | MLS® A2355448

$400,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**1,243 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Enjoy uninterrupted views and immediate access to green space right out your front door! This bright, modern two-storey townhome offers the ultimate mix of convenience, style, and peace of mind, with NO CONDO FEES! Situated right across from an expansive green space, park, and playground, making it ideal for relaxing views, outdoor activities, and morning walks.
Enjoy complete ownership freedom and significant monthly savings with NO CONDO FEES.
Beautifully designed living space with an open-concept main floor, sleek laminate flooring, and large windows that fill the home with natural light.
A modern kitchen with generous cabinetry flows seamlessly into the central dining and living rooms, creating an inviting space for everyday family life and entertaining.
Upper-Level offers 3 well-sized bedrooms, including a primary suite complete with a private 3-piece ensuite bathroom.
Convenient upper-floor laundry room, a 4-piece family bathroom, a main-floor 2-piece powder room.
Step out back to your own private, fully fenced backyard, perfect for relaxing, hosting summer BBQs, or letting pets and kids play safely. Rear lane access and designated parking for two vehicles.
You are just steps away from local schools, shopping centers, transit options, and quick commuter routes. Whether you are a first-time homebuyer looking for low-maintenance living or an investor seeking a strong property, this home is an incredible opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355448
Bedrooms	3
Bathrooms	3
Year Built	2018
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:	1,243 sq. ft.
Lot Area:	1,959 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
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:	2
Plan:	1712423
Heating:	Forced Air
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Entrance · 5'2" × 5' ·
Main Floor	Living Room · 13'9" × 10'10" ·
Main Floor	Dining Room · 10' × 9' ·
Main Floor	Kitchen · 11' × 10'2" ·
2nd Floor	Bedroom - Primary · 11'6" × 10'6" ·
2nd Floor	Bedroom · 10'6" × 8'6" ·
2nd Floor	Bedroom · 8'8" × 8' ·
2nd Floor	Laundry · 3'3" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Other

Lot Features:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83-savanna-park-ne-calgary-a2355448/

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

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.