

\$575,000 - 35 Savanna Parade Ne, Calgary

MLS® #A2247338

\$575,000

3 Bedroom, 3.00 Bathroom, 1,417 sqft
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home located in one of Calgary's most sought-after communities – Savanna! Known for its vibrant atmosphere, family-friendly amenities, and unbeatable convenience, Savanna offers the perfect blend of comfort, style, and lifestyle. Whether you're a first-time homebuyer, upgrading for more space, or seeking an investment opportunity, this property is aggressively priced to sell – making it an incredible find in today's market.

Property Highlights:

3 Spacious Bedrooms – Including a relaxing primary suite with a private ensuite and walk-in closet.

2.5 Modern Bathrooms – Designed with both style and functionality in mind.

Bright & Open Layout – Perfect for entertaining and everyday living.

Kitchen – Featuring quality finishes, ample cabinetry, and a functional design that will inspire your inner chef.

Double Parking Pad / Garage Potential – Room to build your dream garage in the future.

Low-Maintenance Yard – Ideal for busy lifestyles.



Location, Location, Location!

Savanna is more than just a neighborhood â€” itâ€™s a community built around connection and convenience. Youâ€™ll love being just steps away from a bustling shopping plaza offering:

Restaurants

Grocery Stores

Coffee Shops

Professional Services

And much more!

With schools, parks, playgrounds, and transit all close by, this location makes commuting and everyday errands a breeze. Plus, youâ€™re just minutes from YYC International Airport and major roadways, connecting you to the rest of Calgary in no time.

Why This Home is a Must-See:

Aggressively Priced to Sell â€” Exceptional value in a high-demand community.

Functional Family Layout â€” Space for everyone to live and grow.

Future Growth Potential â€” Savanna continues to thrive, making this a smart investment.

About Savanna:

Located in Calgaryâ€™s energetic northeast, Savanna is celebrated for its diversity, sense of belonging, and accessibility. The community offers walking trails, community parks, and a lively commercial hub. This home positions you in the heart of it all, ensuring youâ€™ll always be connected to the best that the area has to offer.

The Opportunity:

In today's competitive Calgary market, homes in Savanna don't stay available for long – especially at this price point. Whether you're looking for a home that's close to work, amenities, and top-rated schools, or you're after a neighborhood that offers a welcoming atmosphere and strong property value growth, this listing checks all the boxes.

Built in 2016

Essential Information

MLS® #	A2247338
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0V8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	35
Zoning	R-G

Listing Details

Listing Office	Real Broker
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