

# \$599,900 - 15 Savanna Parade Ne, Calgary

MLS® #A2252517

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 15 Savanna Parade NE â€” a lovely 2-storey home built by Excel Homes, perfectly designed for first-time buyers, growing families, or investors looking for a solid rental property.

## Main Floor

Step into a bright, welcoming living room filled with natural light. The open-concept design flows through a spacious dining area into a cozy second family room and a well-laid-out kitchen. The kitchen features timeless cabinets, stainless steel appliances, tile backsplash, and a large islandâ€”plenty of room for cooking, hosting, or everyday family meals. A tucked-away powder room keeps things convenient, and the west-facing backyard is just steps away for BBQs or summer evenings.

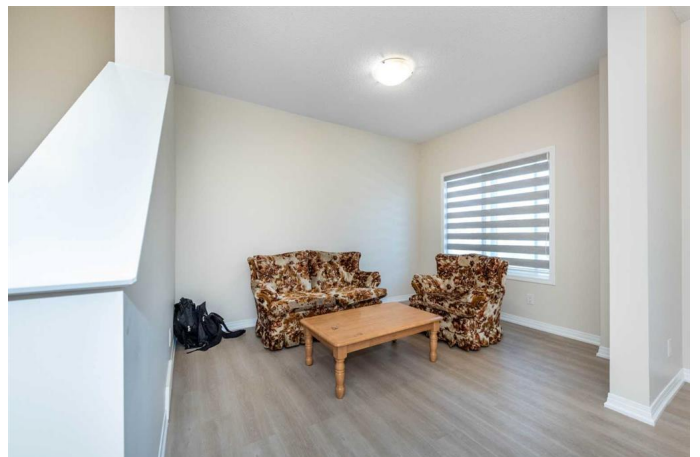
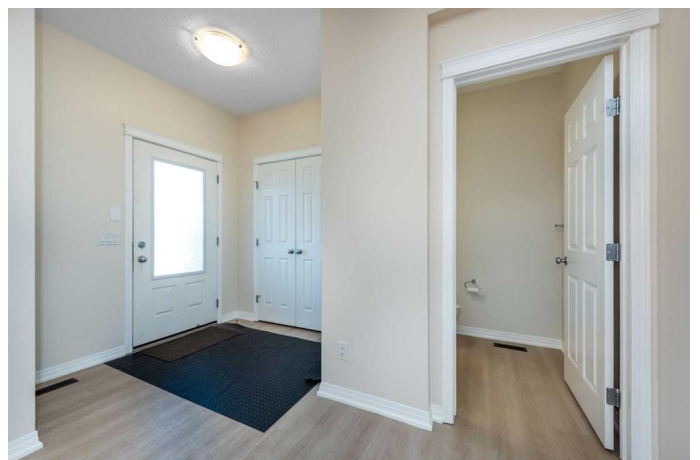
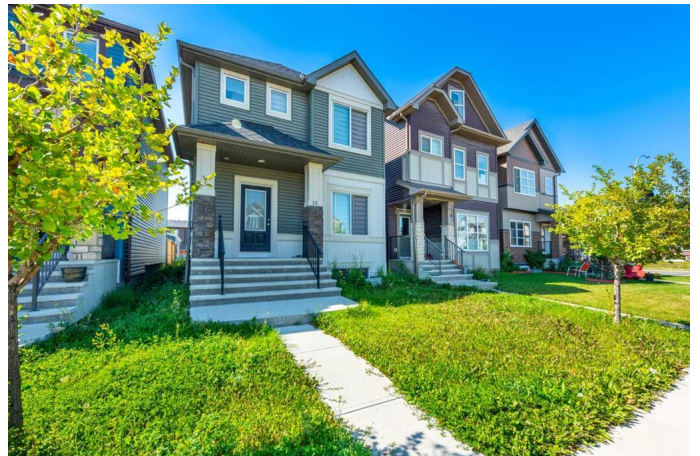
## Second Floor

The primary bedroom is your retreat with a walk-in closet and ensuite. Two more generously sized bedrooms and a full bathroom complete the upstairsâ€”ideal for kids, guests, or a home office.

## Basement

The basement is wide open with a large window and bathroom rough-in, ready for your future developmentâ€”whether thatâ€™s a home gym, media room, or extra living space.

## Backyard & Parking



Enjoy a private yard with a parking pad and laneway access, offering the perfect spot for a future garage.

Location

This home sits in the heart of Savanna, one of Calgary’s most desirable NE communities. With quick access to Stoney Trail, Saddletowne C-Train, bus stops, schools, parks, Genesis Centre/YMCA, grocery stores, and the airport, everything your family needs is close at hand.

This well-designed property is move-in ready and waiting for you. Call your favorite realtor and book a showing today.

Built in 2016

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252517    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,783       |
| Acres          | 0.06        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15 Savanna Parade Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

Postal Code T3J 0V7

### Amenities

Parking Spaces 2  
Parking Off Street

### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement None, Unfinished

### Exterior

Exterior Features Other  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Mixed, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 29th, 2025  
Days on Market 63  
Zoning R-G

### Listing Details

Listing Office URBAN-REALTY.ca

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