

# \$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.

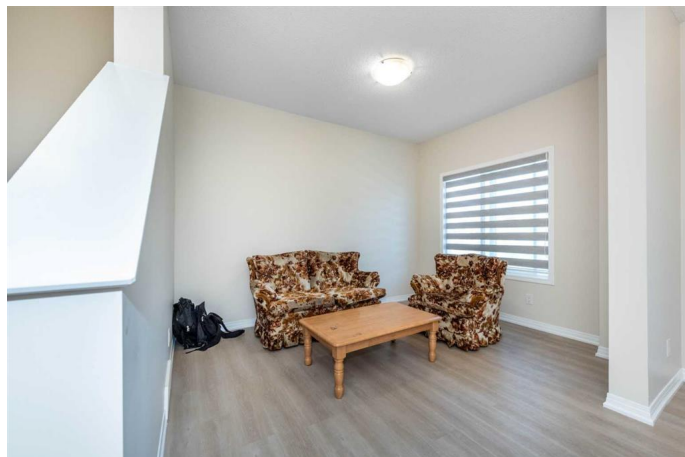
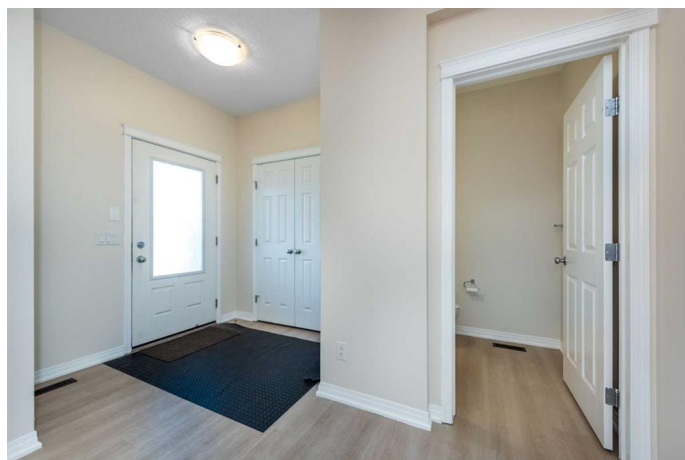
## Second Floor

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 55  
Zoning R-G

### Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.