



## 35 Savanna Parade Calgary Alberta

\$575,000

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 -- it's a community built around connection and convenience. You'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, you'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 - Exceptional value in a high-demand community. Functional Family Layout - Space for everyone to live and grow. Future Growth Potential - Savanna continues to thrive, making this a smart investment. About Savanna: Located in Calgary's energetic northeast, Savanna is celebrated for its diversity, sense of bel...

Primary Bedroom 11.92 Ft x 13.42 Ft

Bedroom 9.17 Ft x 11.58 Ft

Bedroom 9.50 Ft x 11.92 Ft

4pc Bathroom 6.67 Ft x 8.08 Ft

4pc Bathroom 8.08 Ft x 5.08 Ft

Living room 16.58 Ft x 13.17 Ft

Dining room 14.83 Ft x 10.08 Ft

Kitchen 13.50 Ft x 11.83 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



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