

# \$539,900 - 712 Savanna Boulevard Ne, Calgary

MLS® #A2213307

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

**END UNIT | SIDE ENTRY | MOVE-IN READY!**

This stunning end unit townhouse on vibrant Savanna Boulevard has it all – location, upgrades, and future potential! Step inside to a bright, open-concept main floor featuring a beautiful dining area, a stylish kitchen with sleek quartz countertops, and a convenient half bath perfect for guests. Upstairs, you'll find a spacious primary bedroom complete with large windows, a walk-in closet, and a 4-piece ensuite, plus two more generously sized bedrooms, a full 4-piece bathroom, and a full laundry room with extra storage space – an ideal setup for families! The separate side entrance to the basement offers incredible potential to build a legal basement suite (subject to city approval) for extra income. As an end unit, this home is flooded with natural light and offers added privacy. Located just steps from amenities, parks, schools, and transit, with easy access to major roads, this is the one you've been waiting for! Whether you're a savvy investor or a first-time buyer, this home checks every box. Act fast – book your private showing today!



Built in 2021

## Essential Information

MLS® # A2213307

Price \$539,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	712 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Rear Drive, Unpaved

### Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 19th, 2025

Days on Market            61

Zoning                        DC

### **Listing Details**

Listing Office                eXp Realty

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