

# \$549,900 - 716 Savanna Boulevard Ne, Calgary

MLS® #A2185051

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.06 Acres

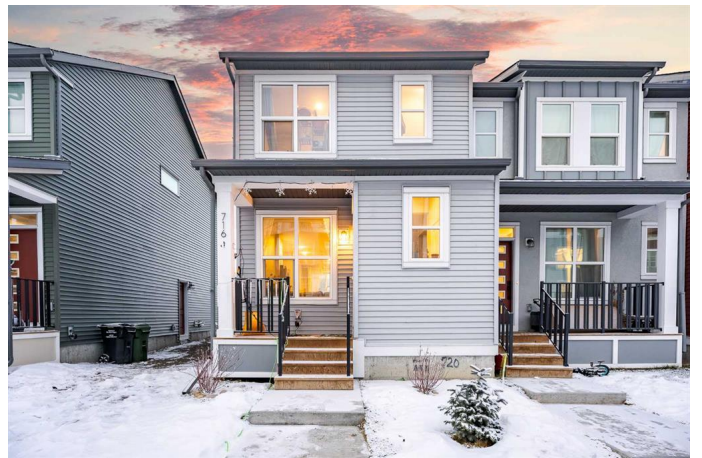
Saddle Ridge, Calgary, Alberta

3 BEDROOMS | 2.5 BATHROOMS | 1,300  
SQFT LIVING SPACE | OPEN CONCEPT  
LAYOUT | END UNIT | DOUBLE CAR  
GARAGE | EXTRA WIDE LOT | NO CONDO  
FEES |

This is the one you've been waiting for! Built by award winning builder Avi Homes, these end-unit townhomes rarely come for sale. The end unit properties offer an extra 5 feet of frontage, which in turn results in an extra wide open concept interior floorplan, an extra wide front and backyard and a double car garage!

As you enter the home you'll immediately notice the open concept floorplan with a generous sized living room, kitchen and dining room as well as a 2-piece bathroom. The kitchen is complete with stainless steel appliances (gas stove, fridge, dishwasher, built-in wall microwave) and sleek quartz countertops. Upstairs, there is a master bedroom with a walk-in closet complete with a 3pc en-suite. Completing the upper floor is another 2 large bedrooms, a stacked washer and dryer, and another full 3pc bathroom. This home comes with an unfinished basement which is a blank canvas to build as desired!

Savanna



is a highly desirable community, and this home is steps to the Savanna Bazaar Shopping Center, close to major highways, Calgary International Airport, Schools and much, much more.

Built in 2021

### **Essential Information**

MLS® #	A2185051
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	716 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J9

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Storage, Vinyl Windows, No Animal Home
-------------------	--

Appliances Dishwasher, Microwave, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

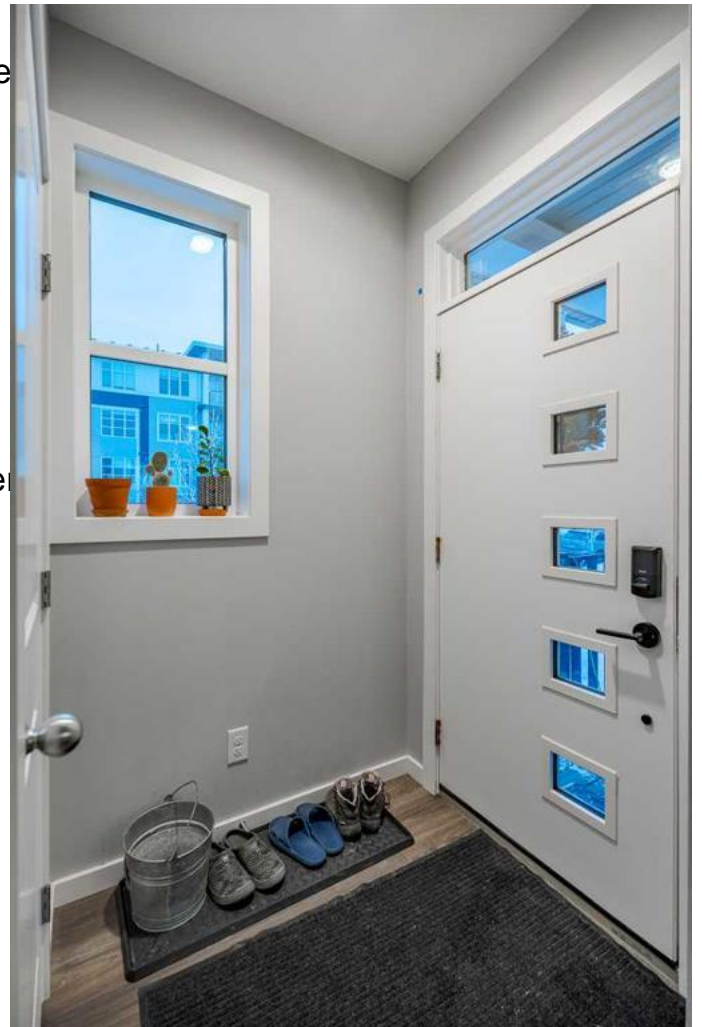
Exterior Features None  
Lot Description Back Lane, Front Yard, Other  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 15th, 2025  
Days on Market 80  
Zoning DC

### Listing Details

Listing Office Royal LePage Benchmark



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.