

# \$675,000 - 79 Savanna Boulevard Ne, Calgary

MLS® #A2207680

**\$675,000**

5 Bedroom, 4.00 Bathroom, 1,724 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 79 Savanna Blvd NE â€” A  
Spacious and Versatile Family Home!

This beautifully maintained 5-bedroom, 4 full-bath home offers a perfect blend of comfort and functionality. With 1,724 sq. ft. of living space above grade and a thoughtfully developed illegal suite, this property is ideal for families or investors.

-Main Features:

-Upstairs:

-3 spacious bedrooms

-2 full bathrooms, including a private ensuite in the primary bedroom, bonus room and laundry upstairs.

-Main Floor:

-Bright and open living area

-Bedroom and full bathroom â€” perfect for guests or elderly family members

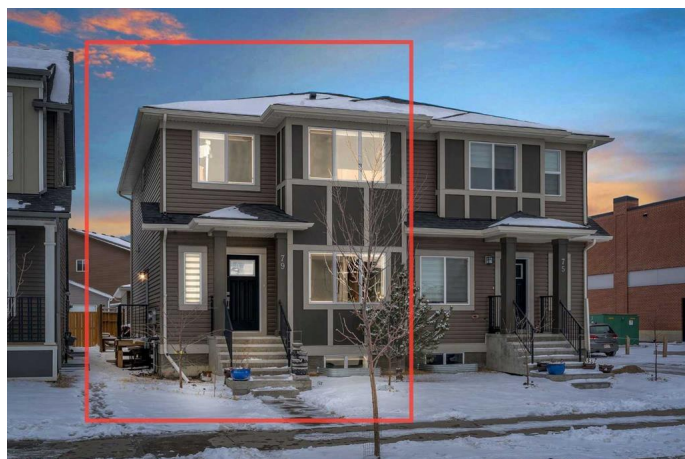
-Modern kitchen with ample cabinetry and a spice kitchen for extra convenience

- Fully finished Basement includes Separate side entrance and separate laundry

-Large bedroom with walk-in closet and private ensuite bathroom

- Exterior:-Double detached garage and fully concrete backyard -low maintenance and perfect for outdoor entertaining

-Located in the heart of Savanna in Saddleridge, you're close to schools, shopping, parks, and public transit. Whether you're looking for a multi-generational home or a great investment opportunity, this one checks all the boxes!



Donâ€™t miss out â€“ book your showing today!

Built in 2020

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207680               |
| Price          | \$675,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,724                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 79 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0Z1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Range, Microwave, Washer, Washer/Dryer, Window Coverings, Range |
| Heating           | Fireplace(s)   |
| Cooling           | None   |

|                 |             |
|-----------------|-------------|
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| Has Basement    | Yes         |
| Basement        | Full, Suite |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Other           |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 28              |
| Zoning         | R-2M            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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