

# \$669,900 - 178 Savanna Park Ne, Calgary

MLS® #A2253005

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,644 sqft

Residential on 0.65 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning, well-maintained property in the highly desirable community of Savanna, Saddle Ridge on the market for the first time! Offering over 2,300 sq. ft. of developed living space, this home has it all: a bright open layout, spacious living and dining areas, modern kitchen, and convenient half bath on the main floor. Upstairs, you'll find a luxurious primary suite with its own ensuite and two walk-in closets, plus two additional bedrooms, a full bath, and dedicated laundry. The fully developed basement features a legal suite with a private entrance, full kitchen, living room, bedroom, and bath perfect for extended family or rental income. Enjoy summer days in the landscaped backyard with a gazebo and patio, plus an insulated double detached garage. Central A/C keeps you cool in Calgary's warm weather. Located close to schools (including TLC Chris Akkerman), shopping, Calgary International Airport, and major routes like Stoney Trail and Deerfoot. Ideal for first-time buyers or savvy investors—this is the one you've been waiting for!

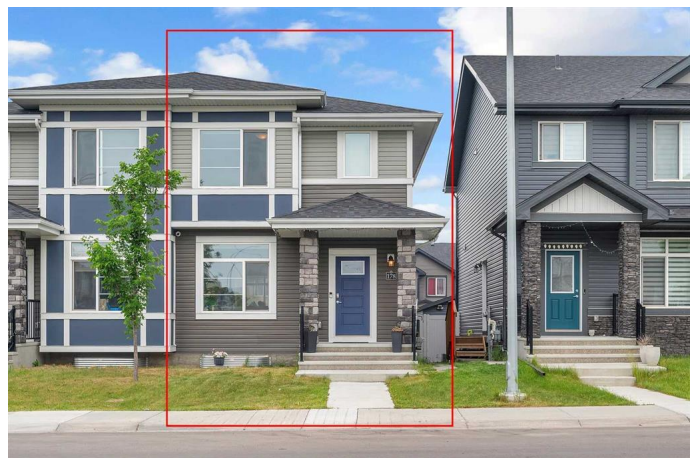
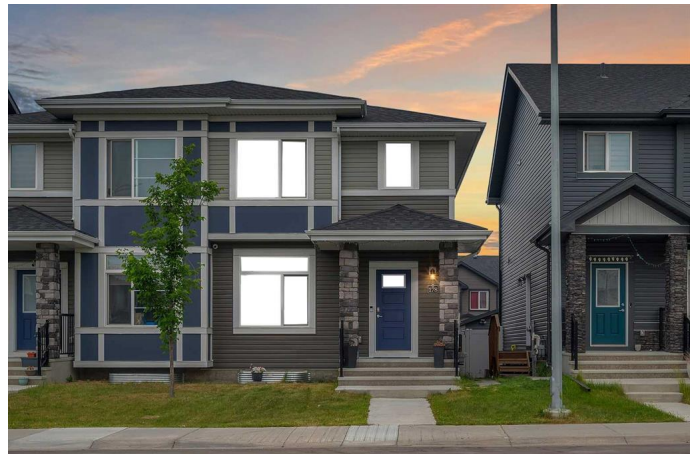
Built in 2019

## Essential Information

MLS® # A2253005

Price \$669,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,644                  |
| Acres          | 0.65                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 178 Savanna Park Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J0Y5              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Barbecue                   |
| Lot Description   | Back Lane, Gazebo, Private |
| Roof              | Asphalt/Gravel             |
| Construction      | Vinyl Siding, Wood Frame   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 31st, 2025  
Days on Market        17  
Zoning                      R-G

**Listing Details**

Listing Office            PREP Realty

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