# \$920,000 - 165 Savanna Passage Ne, Calgary

MLS® #A2257794

# \$920,000

7 Bedroom, 4.00 Bathroom, 2,241 sqft Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today!







## **Essential Information**

MLS® # A2257794 Price \$920,000

Bedrooms 7
Bathrooms 4.00

Full Baths 4

Square Footage 2,241
Acres 0.07
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 165 Savanna Passage Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2J7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front, On Street,

Front Drive

# of Garages 2

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, See Remarks, Separate Entrance, Vaulted Ceiling(s),

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Gas Range

Heating High Efficiency, Forced Air, Natural Gas, See Remarks, Other

Cooling Central Air

Has Basement Yes

Basement Full, Exterior Entry, Suite, Walk-Up To Grade

## **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot,

Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 17th, 2025

Days on Market 48

Zoning R-G

# **Listing Details**

Listing Office URBAN-REALTY.ca

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