

\$478,990 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2234349

\$478,990

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Investor Alert! Lease-Back Opportunity ,Seller is willing to take one year lease of the property ,great opportunity.| 4 Bed | 2.5 Bath | Double Heated Garage | Prime Location in Savanna, Calgary

Welcome to Savanna at Saddle Ridgeâ€”where style, comfort, and convenience come together in this beautifully upgraded 4-bedroom, 2.5-bathroom townhome with an attached double garage and bonus storage space.

Investor Opportunity: The current owner is willing to lease the home back for one year, offering immediate rental income and a seamless investment experience.



Key Features:

Ground Level:

Bright entry foyer

Insulated double car garage

Versatile 4th bedroom or home office

Additional storage area

Main Floor:

Modern chef's kitchen with:

Quartz countertops

Stainless steel appliances

Full-height cabinets

Large central island

Spacious dining area perfect for gatherings

Cozy living room with a front balcony
overlooking the boulevard

South-facing rear balconyâ€™ideal for sunny
afternoons

Powder room with large window

Upper Level:

Primary suite with tray ceilings, large walk-in
closet & private 4-piece ensuite

Two additional bedrooms with private closets

Shared 4-piece bathroom

Side-by-side laundry for added convenience

Location Perks:

Located just steps from Savanna Bazaar,
youâ€™ll enjoy walking-distance access to
shops, dining, groceries, and daily essentials.
Commuters will love the quick access to
Airport Trail, Metis Trail, 88th Ave, Stoney
Trail, and Saddletowne Station for public
transit.

Why This Home?

Whether youâ€™re a first-time homebuyer
looking for modern comfort in a well-connected
community, or an investor seeking a
high-demand rental, this home delivers
exceptional value in one of Calgaryâ€™s most
desirable neighborhoods.

Donâ€™t miss out! schedule your private showing today! Pls see Realtor Remarks.

Built in 2022

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2234349 |
| Price | \$478,990 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,670 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 689 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 2L8 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Car Wash, Day Care |
| Utilities | Natural Gas Connected, Garbage Collection |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Rear Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
|-------------------|--|

| | |
|------------|--|
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Entrance |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 56 |
| Zoning | M-X2 d111 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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