

# \$649,900 - 619 Savanna Crescent Ne, Calgary

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MLS® #A2195264

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

This beautiful, brand new move-in ready 2-storey home is located in the sought-after and high-demand neighbourhood of Savanna Community. This home features a spacious main floor with 9' ceilings, a good-sized foyer and living room space, an upgraded kitchen with an added Gas line for a future Gas stove, a walk-in pantry, a large central island, a breakfast bar/spacious dining area. The main floor also includes a convenient powder room and a mudroom that provides the back door access to the backyard. Upstairs, you'll find a bright primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. to meet the needs of a growing family. Unspoiled basement for future development with separate entry, 9' ceiling height, Large Egress windows, roughed for future bath and bar. a 200 AMP electrical panel. This Property is located for you to enjoy the convenience of nearby SHOPPING/RESTAURANTS/BANKS, AND REGISTRY SERVICES ARE ONLY WITHIN A FEW MINUTES WALKING DISTANCE. AND ALSO WITHIN EASY ACCESS TO MAJOR ROUTES AND HIGHWAYS. COMES WITH FULL NEW HOME WARRANTY AND QUICK POSSESSION AVAILABLE.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2195264    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,468       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 619 Savanna Crescent Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J5P2                  |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Alley Access, Off Street, Gray |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal H<br>Counters, Separate Entranc<br>Rough-in |
| Appliances        | Dishwasher, Electric Stove, M   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinishe                                       |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard   |



|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 63                  |
| Zoning         | R-G                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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