

# \$506,000 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2213368

**\$506,000**

4 Bedroom, 3.00 Bathroom, 1,670 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Investor Alert! Lease-Back Opportunity | 4 Bed  
| 2.5 Bath | Double Heated Garage | Prime  
Location in Savanna, Calgary  
Welcome to Savanna at Saddle  
Ridge—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 balcony—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, you'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 you'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 Calgary's most desirable neighborhoods.

Don't miss out—schedule your private showing today! Pls see Realtor Remarks.

Built in 2023

**Essential Information**

MLS® #	A2213368
Price	\$506,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2023
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 Available, 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, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
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

Date Listed	April 24th, 2025
Zoning	M-X2

## Listing Details

Listing Office	MaxWell Capital Realty
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