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

MLS® #A2213368

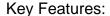
\$506,000

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 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.



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, you'II 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 outâ€"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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