

# \$549,900 - 716 Savanna Boulevard Ne, Calgary

MLS® #A2185051

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.06 Acres

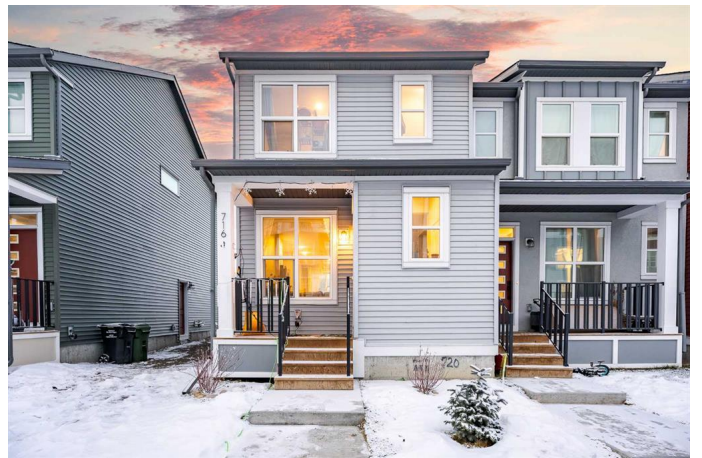
Saddle Ridge, Calgary, Alberta

3 BEDROOMS | 2.5 BATHROOMS | 1,300  
SQFT LIVING SPACE | OPEN CONCEPT  
LAYOUT | END UNIT | DOUBLE CAR  
GARAGE | EXTRA WIDE LOT | NO CONDO  
FEES |

This is the one you've been waiting for! Built by award winning builder Avi Homes, these end-unit townhomes rarely come for sale. The end unit properties offer an extra 5 feet of frontage, which in turn results in an extra wide open concept interior floorplan, an extra wide front and backyard and a double car garage!

As you enter the home you'll immediately notice the open concept floorplan with a generous sized living room, kitchen and dining room as well as a 2-piece bathroom. The kitchen is complete with stainless steel appliances (gas stove, fridge, dishwasher, built-in wall microwave) and sleek quartz countertops. Upstairs, there is a master bedroom with a walk-in closet complete with a 3pc en-suite. Completing the upper floor is another 2 large bedrooms, a stacked washer and dryer, and another full 3pc bathroom. This home comes with an unfinished basement which is a blank canvas to build as desired!

Savanna



is a highly desirable community, and this home is steps to the Savanna Bazaar Shopping Center, close to major highways, Calgary International Airport, Schools and much, much more.

Built in 2021

### Essential Information

MLS® #	A2185051
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	716 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Quartz Counters, Storage, Vinyl Windows, No Animal Home
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Appliances Dishwasher, Microwave, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

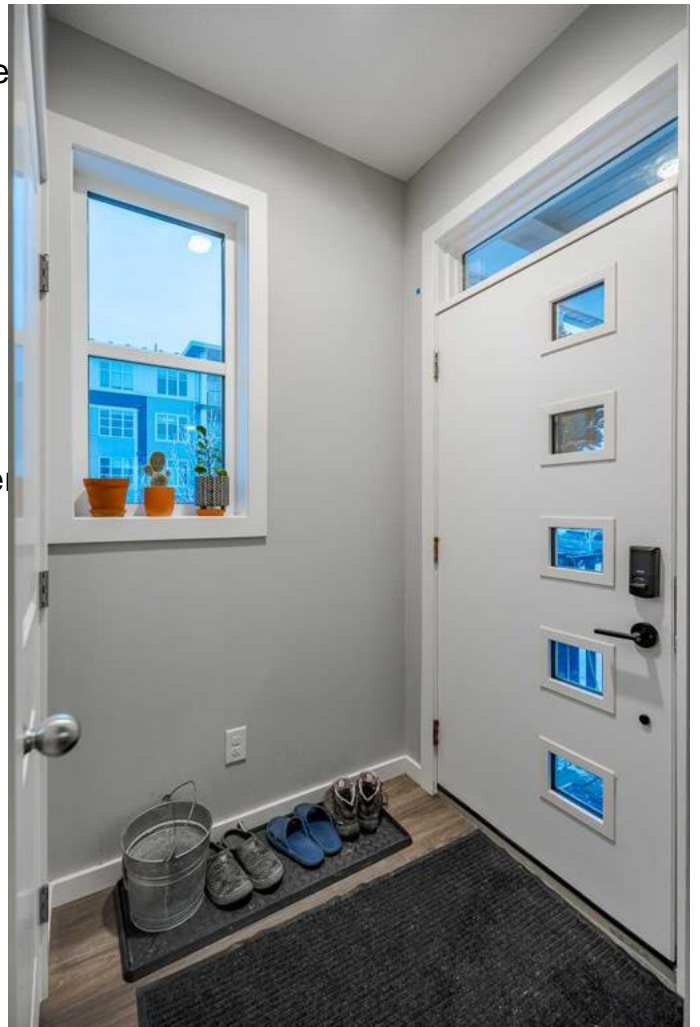
Exterior Features None  
Lot Description Back Lane, Front Yard, Other  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 15th, 2025  
Days on Market 82  
Zoning DC

### Listing Details

Listing Office Royal LePage Benchmark



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