

# \$749,995 - 71 Savanna Parade Ne, Calgary

MLS® #A2236920

**\$749,995**

4 Bedroom, 4.00 Bathroom, 1,949 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Smart Investment + Stylish Living | Income  
Generator in Prime NE Calgary!

Welcome to 71 Savanna Parade NE – A beautifully designed 3-bed, 2.5-bath home with nearly 2,000 Sq. Ft of above-grade living space PLUS a fully finished 1-bedroom illegal basement suite with its own private entrance, perfect for rental income or extended family!

Why You™ll Love This Home? -

Mortgage Helper: The spacious 1-bedroom suite features its own kitchen, bathroom, laundry & entrance – ideal for tenants or multi-generational living.

Modern & Bright: Open-concept main floor with sun-filled living areas and a functional layout designed for both relaxation and entertaining.

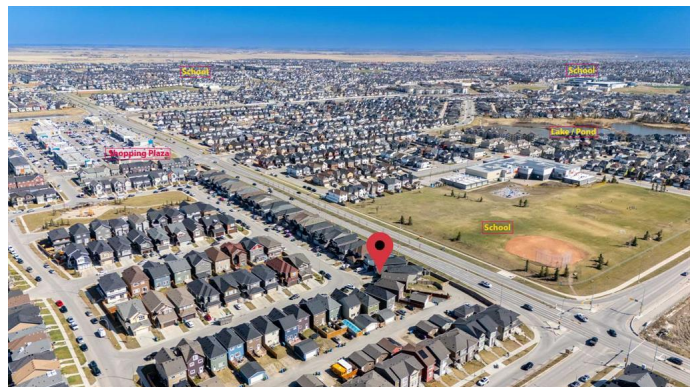
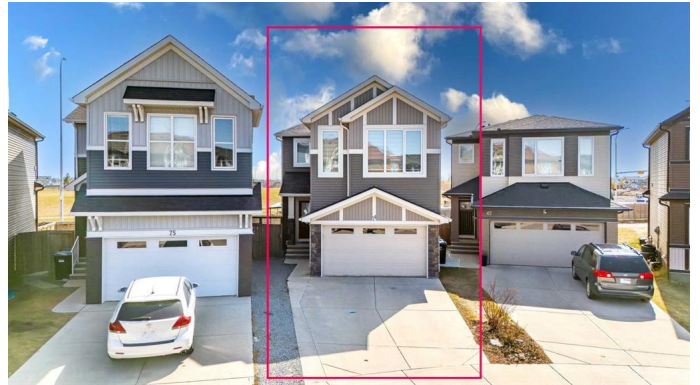
Bonus Room Perfection: A versatile upper-floor bonus room for your home office, playroom, or media lounge.

Peaceful Backyard: Enjoy your private, low-maintenance outdoor space with no rear neighbours for added serenity.

Well-Maintained & Move-In Ready: Clean, cared-for, and ready for its next owner.

?? Unbeatable Location

Situated in the vibrant community of Savanna in Saddle Ridge, you're just minutes from:



Calgary International Airport

Schools, shopping centres & restaurants

Transit, parks & community amenities

Whether you're a first-time buyer, savvy investor, or a growing family looking for extra income—this home checks all the boxes.

?? Donâ€™t Miss Out! Homes with income potential in locations like this move fast. Book your private showing today before itâ€™s gone!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236920    |
| Price          | \$749,995   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,949       |
| Acres          | 0.08        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 71 Savanna Parade Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J0V8               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Playground, Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Private, Street Lighting, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Mixed, Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 18             |
| Zoning         | R1-N           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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