

# \$570,000 - 652 Savanna Boulevard Ne, Calgary

MLS® #A2247465

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,390 sqft

Residential on 0.06 Acres

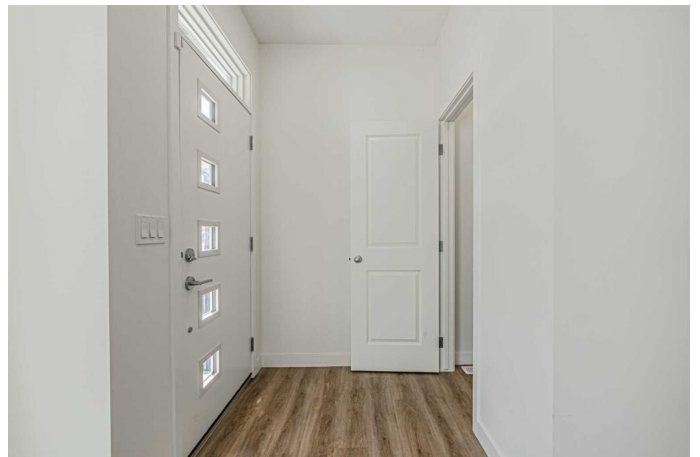
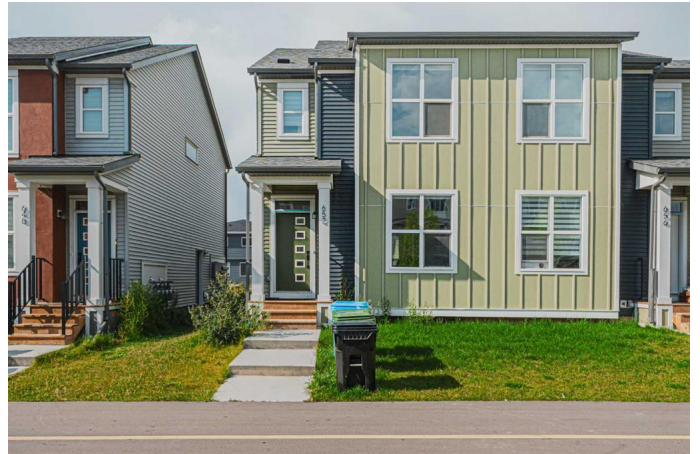
Saddle Ridge, Calgary, Alberta

Welcome to this 1,390 sq. ft. end-unit townhome with no condo fees in the vibrant community of Savanna, featuring a legal basement suite for a built-in mortgage helper from day one. Offering a total of 4 bedrooms and 3.5 bathrooms, this home boasts an open-concept main floor with a modern kitchen, stainless steel appliances, and quartz countertops. The upper level includes 3 spacious bedrooms, a primary suite with a 3-piece ensuite, 2 additional bedrooms with a full common bath, and a convenient laundry room. The fully finished legal basement suite offers a private entrance, 1 bedroom, a stylish kitchen, living area, separate laundry, and its own bathroom. Located just steps from Savanna Plaza with Chai Bar, registry, grocery stores, restaurants, Gurughar and Gobind Sarvar School, this home is ideal for first-time buyers or savvy investors. Don't miss out—book your private showing today

Built in 2022

## Essential Information

MLS® #	A2247465
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,390



Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	652 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

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

### Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	DC

**Listing Details**

Listing Office                      eXp Realty

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