

\$799,900 - 90 Savoy Landing Se, Calgary

MLS® #A2259497

\$799,900

2 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 90 Savoy Landing SE, a beautifully upgraded walkout home in the vibrant community of Rangeview. With no front neighbors and pleasant curb appeal overlooking a park and greenspace, this property offers both privacy and charm before you even step inside. Backing directly onto the wetlands and serene pathways, this home provides a rare combination of natural beauty and everyday convenience. Enjoy peaceful evenings from your full-width deck while taking in the tranquil backdrop of the reserve. Inside, the main floor boasts a bright open layout designed for modern living. The chef's kitchen is a true showpiece with full-height cabinetry, handmade Italian tile backsplash, a gas stove with air fryer function, and a full-width sink. The kitchen flows seamlessly into the dining and living areas, where soaring ceilings and a cozy gas fireplace with custom surround create a warm and inviting atmosphere. Upstairs, two generous bedrooms await, including a luxurious primary suite with wetland views and features a walk-in closet with custom built-ins and a spa-like ensuite. A central bonus room with an electric fireplace and feature wall makes the perfect secondary family space—ideal for movie nights or as a playroom. The upper level also impresses with LVP flooring throughout, a spacious laundry room with upgraded appliances, and an additional storage room for convenience. This home is filled with thoughtful upgrades: lengthened garage, stair railings, A/C, gas line



for BBQ, upgraded lighting, full-height powder room mirror, plumbing and door hardware, exterior lighting, and moreâ€”every detail has been elevated. Finally, the walkout basement offers endless potential to customize the space to your needs, whether itâ€™s a home gym, bedrooms, additional family room or other options you explore. The location is unmatched, with easy access to both Deerfoot and Stoney Trail, placing you just 5 minutes away from the worldâ€™s largest YMCA, South Health Campus, and a plethora of dining, shopping, and service options. Rangeview is more than just a place to live; itâ€™s a community designed to nourish and inspire authentic living. As Albertaâ€™s only garden-to-table community, Rangeview offers a unique lifestyle with shared garden spaces, a greenhouse, and an urban villageâ€”ideal for fostering connections with your neighbors.

Upgrades list in Supplements

Built in 2023

Essential Information

MLS® #	A2259497
Price	\$799,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Savoy Landing Se
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Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G6

Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX First

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