

# \$650,000 - 215 Savanna Parade Ne, Calgary

MLS® #A2255435

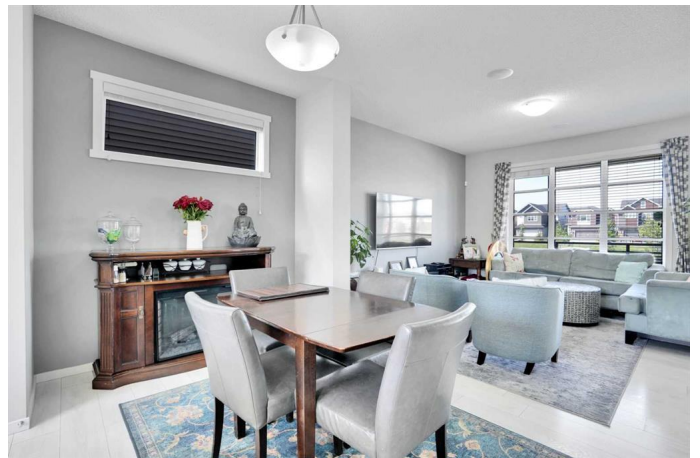
**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,395 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spectacular fully updated Homes by Avi former show home, built in the beautiful community of Savanna located in the N.E. quadrant of the city. With the convenience of everything being walking distance. From grocery stores, schools, and bus stops this home is built to make your life easier. With this serene landscaped and fenced property, you will get over 1800 sq ft of fully developed living space. This home comes with perks and upgrades like built in speakers, air conditioning system, and quartz counter tops throughout the home. On the main floor you will have a spacious foyer, an open concept upsized living space and dining area, a dreamy chef's kitchen, a 2-piece powder room, and even a mudroom to drop your bags and jackets after a long day. The upper floor has a well-organized laundry space, 2 substantial sized bedrooms with great sized closets, an immense 4-piece bathroom, and a luxurious primary room that has grand windows for natural light with a large sized ensuite and walk in closet. The lower walk-out floor has an impressive sized rec area, full bathroom, a fourth bedroom, and an inspiring sized storage room that can be converted to more living space, rough ins for a kitchen and laundry have been put in for future rental opportunities. The detached garage can accommodate 2 full-sized vehicles and has a built-in kitchen with an island great for entertainment and parties. The option to purchase this home fully furnished, not



furnished or purchase the furniture that appeals to your eye can make this move as easy as coming with just a suitcase. Don't miss out on this perfect home that is move in ready for you and your family!

Built in 2016

### Essential Information

MLS® #	A2255435
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,395
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	215 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0W1

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2025
Days on Market	15
Zoning	R=G

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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