

\$955,000 - 165 Savanna Passage Ne, Calgary

MLS® #A2257794

\$955,000

7 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today!



Built in 2023

Essential Information

MLS® #	A2257794
Price	\$955,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,241
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	165 Savanna Passage Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas, Other, See Remarks
Cooling	Central Air
Has Basement	Yes

Basement	Exterior Entry, Full, Suite, Walk-Up To Grade
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Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
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Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Paved, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 17th, 2025
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Days on Market	21
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Zoning	R-G
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Listing Details

Listing Office	URBAN-REALTY.ca
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