

# \$509,900 - 712 Savanna Boulevard Ne, Calgary

MLS® #A2240582

**\$509,900**

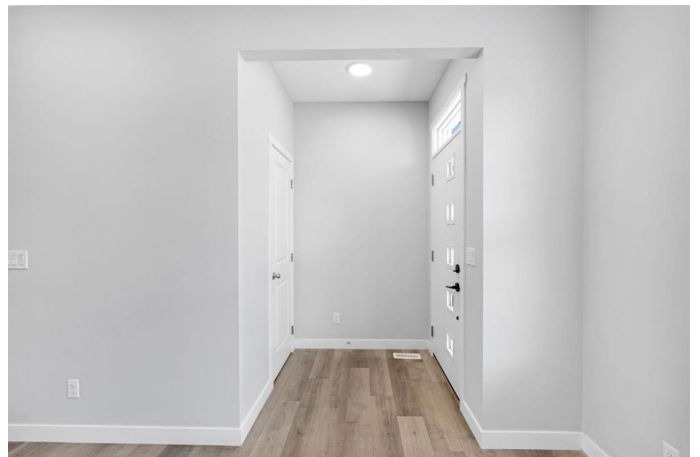
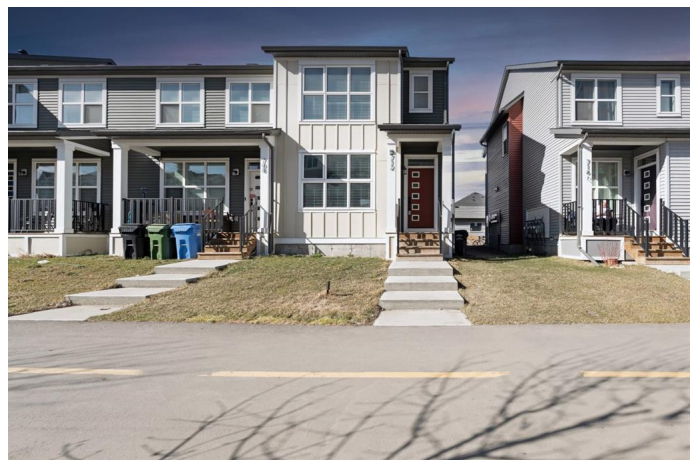
3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

**END UNIT | SIDE ENTRY | MOVE-IN READY!**

This stunning end unit townhouse on vibrant Savanna Boulevard has it all — location, upgrades, and future potential! Step inside to a bright, open-concept main floor featuring a beautiful dining area, a stylish kitchen with sleek quartz countertops, and a convenient half bath perfect for guests. Upstairs, you'll find a spacious primary bedroom complete with large windows, a walk-in closet, and a 4-piece ensuite, plus two more generously sized bedrooms, a full 4-piece bathroom, and a full laundry room with extra storage space — an ideal setup for families! The separate side entrance to the basement offers incredible potential to build a legal basement suite (subject to city approval) for extra income. As an end unit, this home is flooded with natural light and offers added privacy. Located just steps from amenities, parks, schools, and transit, with easy access to major roads, this is the one you've been waiting for! Whether you're a savvy investor or a first-time buyer, this home checks every box. Act fast — book your private showing today!



Built in 2021

## Essential Information

MLS® # A2240582

Price \$509,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,350         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 712 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, Rear Drive, Unpaved |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Closet Organizers |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Washer                                                                                                            |
| Heating           | Forced Air                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Corner Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Wood Frame, Cement Fiber Board, Vinyl Siding  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                89  
Zoning                              DC

**Listing Details**

Listing Office                    eXp Realty

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