

# \$479,000 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2213368

**\$479,000**

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

OPEN house on MAY/31/25 from 1pm to 3pm .

Investor Alert! Lease-Back Opportunity | 4 Bed

| 2.5 Bath | Double Heated Garage | Prime

Location in Savanna, Calgary

Welcome to Savanna at Saddle

Ridge—where style, comfort, and

convenience come together in this beautifully

upgraded 4-bedroom, 2.5-bathroom townhome

with an attached double garage and bonus

storage space.

Investor Opportunity: The current owner is willing to lease the home back for one year, offering immediate rental income and a seamless investment experience.



Key Features:

Ground Level:

Bright entry foyer

Insulated double car garage

Versatile 4th bedroom or home office

Additional storage area

Main Floor:

Modern chef's kitchen with:

Quartz countertops

Stainless steel appliances

Full-height cabinets

Large central island

Spacious dining area perfect for gatherings

Cozy living room with a front balcony overlooking the boulevard

South-facing rear balconyâ€™ideal for sunny afternoons

Powder room with large window

Upper Level:

Primary suite with tray ceilings, large walk-in closet & private 4-piece ensuite

Two additional bedrooms with private closets

Shared 4-piece bathroom

Side-by-side laundry for added convenience

Location Perks:

Located just steps from Savanna Bazaar, youâ€™ll enjoy walking-distance access to shops, dining, groceries, and daily essentials. Commuters will love the quick access to Airport Trail, Metis Trail, 88th Ave, Stoney Trail, and Saddletowne Station for public transit.

Why This Home?

Whether youâ€™re a first-time homebuyer looking for modern comfort in a well-connected community, or an investor seeking a high-demand rental, this home delivers exceptional value in one of Calgaryâ€™s most desirable neighborhoods.

Donâ€™t miss outâ€™schedule your private

showing today! Pls see Realtor Remarks.

Built in 2023

### Essential Information

MLS® #	A2213368
Price	\$479,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	689 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L8

### Amenities

Amenities	Car Wash, Day Care, Park
Utilities	Natural Gas Connected, Garbage Collection
Parking Spaces	2
Parking	Double Garage Attached, Rear Drive
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	40
Zoning	M-X2

### **Listing Details**

Listing Office	MaxWell Capital Realty
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