

# \$478,999 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2213368

**\$478,999**

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Seller will pay 1 year of maintenance fees.

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          | \$478,999     |
| 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 | 62               |
| Zoning         | M-X2             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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