

# \$649,900 - 116 Savanna Place Ne, Calgary

MLS® #A2212661

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,461 sqft

Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

LEGAL SUITE | 2025 BUILT | DOUBLE GARAGE | DECK | PRIME LOCATION | PRICED TO SELL

Welcome to 116 Savanna Place NE, situated in the vibrant community of Savanna and a few steps from Park, Lake, Savanna Bazaar Plaza, Schools, 3-4 minute drive to Gurudwara Sahib, Gobind Sarvar School, Saddletown LRT station, and loaded with tons of upgrades including but not limited to Quartz countertops, Built in Microwave, Chimney hood fan, Gas Range, Waterline Refrigerator, Walk in Pantry, Ensuite standing shower with glass door, Tile flooring in bathrooms, Spacious Walk in Closet, Deck, BBQ line, 2 Bed 1 Bath Legal Suite, Double Car Garage.

Step inside to a spacious main floor featuring a generous foyer with a closet ahead of the spacious living room. The heart of the home boasts a huge kitchen with an oversized island, Quartz countertops, stainless-steel appliances, and a walk-in pantry for convenience. The dining room is spacious enough that it can be used as a secondary family area beside the powder room and another foyer at the back, which leads to a 10\*10 deck having a gas BBQ line for your outdoor fun. Big Window on the back give plenty of sunlight and brightness throughout the main floor. The primary suite is a retreat of its own, featuring an ensuite with tile flooring and a glass-enclosed standing shower, and a huge walk-in closet. Two additional spacious bedrooms share a modern common washroom



with tile flooring and quartz countertops. Completing the upper level is a convenient laundry area.

With the convenient side entrance, the Basement is finished as a LEGAL SUITE and already rented. Basement offers a huge kitchen and living area, 2 decent-sized bedrooms with closets, 1 bathroom, and separate laundry. Excellent location within walking distance to the nearby shopping complex, parks, lake, playgrounds, School site, Gurudwara Sahib, LRT and Bus stop. Perfect for first-time Home Buyers and Investors.

Built in 2025

**Essential Information**

MLS® #	A2212661
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	116 Savanna Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Level, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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