

# \$506,000 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2213368

**\$506,000**

4 Bedroom, 3.00 Bathroom, 1,670 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

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	\$506,000
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	Park, Car Wash, Day Care
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	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment

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
Zoning	M-X2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.