

\$625,000 - 240 Savanna Road Ne, Calgary

MLS® #A2207222

\$625,000

4 Bedroom, 4.00 Bathroom, 1,508 sqft
Residential on 0.12 Acres

Saddle Ridge, Calgary, Alberta

Beautiful Upgraded Duplex with Legal
Basement Suite in Saddle Ridge Savanna!

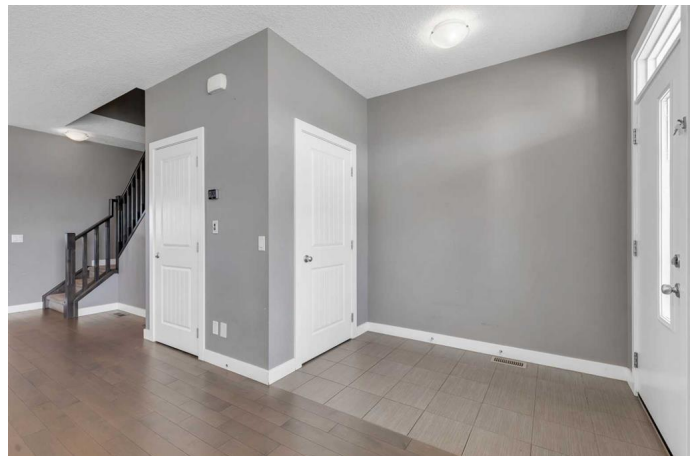
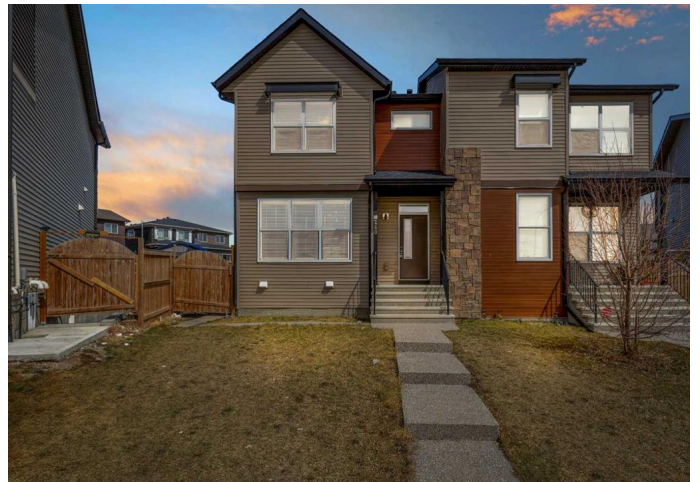
Welcome to this exceptional duplex located on the lively Savanna Boulevard in the highly sought-after Saddle Ridge Savanna community. Offering a perfect blend of comfort, upgrades, and income potential, this home is ideal for families and investors alike.

The main level features a bright, open-concept layout with soaring 9' ceilings, upgraded laminate flooring, granite countertops, elegant wooden stair railings, and stainless steel appliances – all designed for modern living.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a private ensuite bathroom. Both the ensuite and the main bath are finished with granite countertops. For added convenience, the laundry is also located on the upper floor.

The fully developed, legal basement suite boasts its own separate entrance, a full kitchen, in-suite laundry, a generous bedroom, and a full bathroom. Premium builder upgrades include 9' ceilings and three egress windows, enhancing both space and safety.

Recent exterior improvements include new shingles, siding, eavestroughs, and new window screens are on the way.



Situated on a large 500 square meter lot, this property offers incredible future potential – including the possibility of building a legal carriage suite above a garage (subject to city approval).

Prime Location:

Steps from playgrounds, Savanna Bazaar, Saddle Towne Circle, and public transit

Close to the LRT station and a short 10-minute drive to YYC Airport

Easy access to Stoney Trail for seamless commuting

Don't miss this rare opportunity to own a fully upgraded home with a legal income-generating suite and room for future development in one of Calgary's fastest-growing communities.

Built in 2016

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2207222 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,508 |
| Acres | 0.12 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 240 Savanna Road Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 1B4 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 75 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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