

# \$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	High Ceilings, Separate Entrance, Granite Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Dryer, Microwave Hood Fan, Washer
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	98
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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