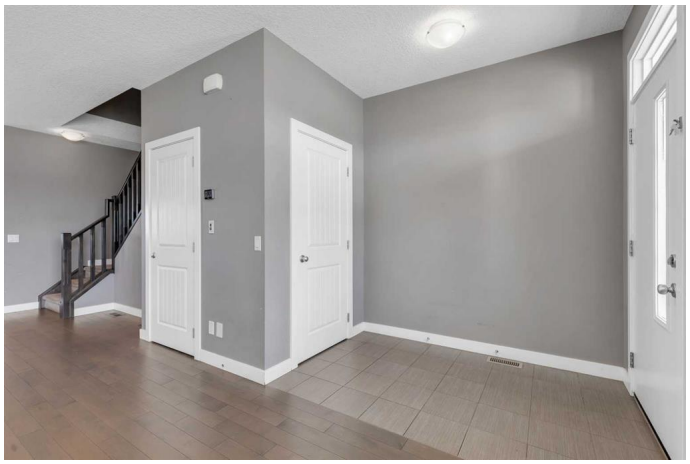
$625,000 - 240 Savanna Road Ne, Calgary

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 â€” 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 â€” 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

Donâ€™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 Calgaryâ€™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 Yard, Private Entrance
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	67
Zoning	R-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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.