

# \$689,900 - 307 Savanna Avenue Ne, Calgary

MLS® #A2213270

**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,800 sqft

Residential on 0.08 Acres

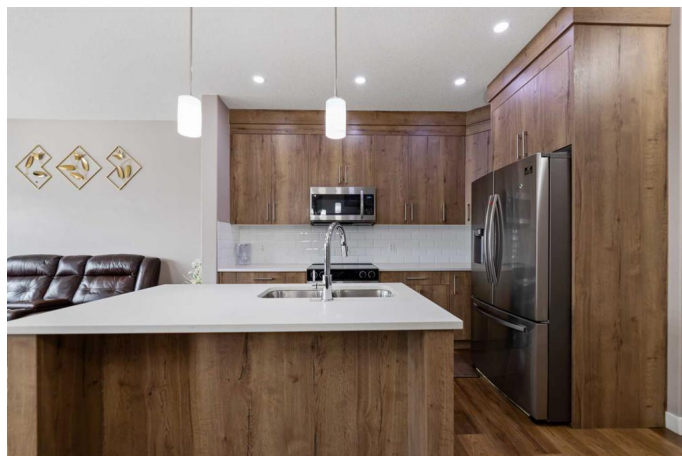
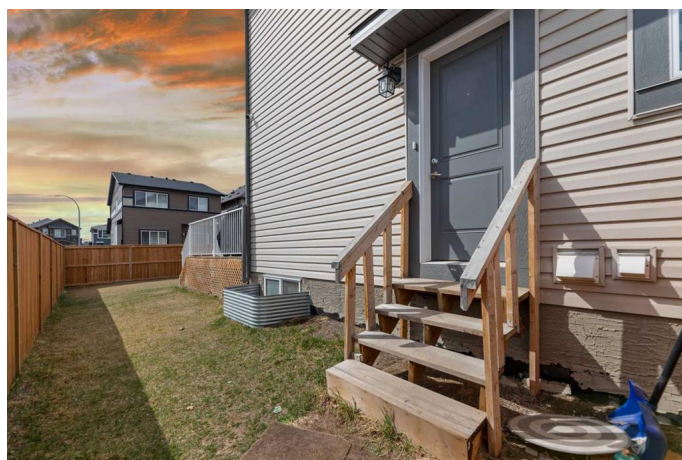
Saddle Ridge, Calgary, Alberta

Welcome to the sought after neighbourhood of Savanna! This home is on a Corner lot and has a Bedroom on the Main Floor and a Full Bathroom on the main floor as well as an illegal suite in the basement with Separate Entrance, Full Bathroom, Kitchen and separate Laundry! The Main floor features a chic Kitchen with a nice size Island and pantry. Beside the Main Floor Bedroom is a 3-piece Bathroom with a Shower. The Upper floor has 3 Bedrooms, including a Large master bedroom with a walk-in closet and ensuite. There is also a Bonus room and Landry room. The Developed basement features a full bathroom, Kitchen, Laundry and Separate entrance. Call to book your private showing today!

Built in 2020

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213270      |
| Price          | \$689,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,800         |
| Acres          | 0.08          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 307 Savanna Avenue Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0X5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer                                    |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 38               |
| Zoning         | R-G              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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