

# \$749,998 - 71 Savanna Parade Ne, Calgary

MLS® #A2215693

**\$749,998**

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

**HUGE PRICE IMPROVEMENT FOR A QUICK SALE. HOT INVESTMENT OPPORTUNITY!**

71 Savanna Parade NE, Calgary â€™ Income Potential + Mortgage Helper! Prime Location | ? 1,950 Sq. Ft + 715+ Sq. Ft Illegal Suite | Rental Income Ready!

**YOUR DREAM HOME + MORTGAGE HELPER!** This spacious 3-bed, 2.5-bath, 2-story gem comes with a fully illegal basement suite (1 bed, 1 bath, private entrance, kitchen & laundry), generating extra income to ease your mortgage in todayâ€™s economy!

## HIGHLIGHTS:

1,950+ Sq Ft of stylish living space (above grade)

Open-concept main floor with a bright, inviting layout

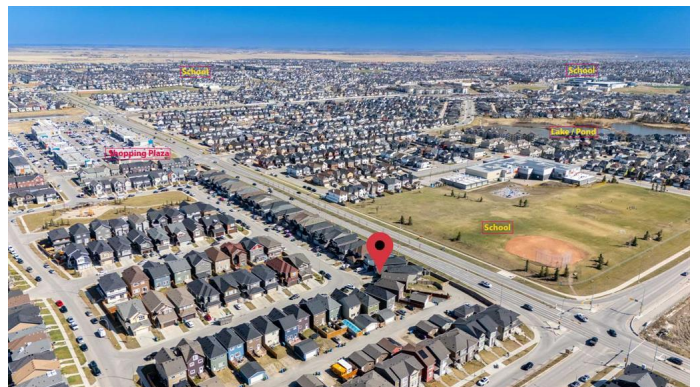
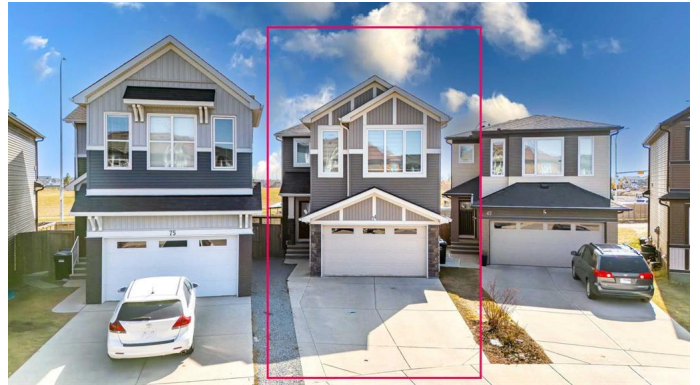
Spacious bonus room upstairsâ€™perfect for a playroom, office, or media space

Private, low-maintenance backyardâ€™NO NEIGHBOURS BEHIND!

Separate side entrance for basement suite (ideal for tenants or extended family)

Well-maintained & move-in ready

**PRIME LOCATION:** Close to the airport, shopping, restaurants, schools, cafes, and endless amenitiesâ€™everything you need is just minutes away!



ACT FAST! Homes like this DON'T  
LAST! Schedule your showing TODAY before  
it's gone!

Built in 2016

### Essential Information

MLS® #	A2215693
Price	\$749,998
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0V8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Ceiling Fan(s)
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Washer/Dryer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Playground
Lot Description	Back Yard, Garden, Landscaped, No Neighbours Behind, Private, Street Lighting, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	50
Zoning	R1-N

## Listing Details

Listing Office	PREP Realty
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