

# \$570,000 - 652 Savanna Boulevard Ne, Calgary

MLS® #A2247465

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,390 sqft

Residential on 0.06 Acres

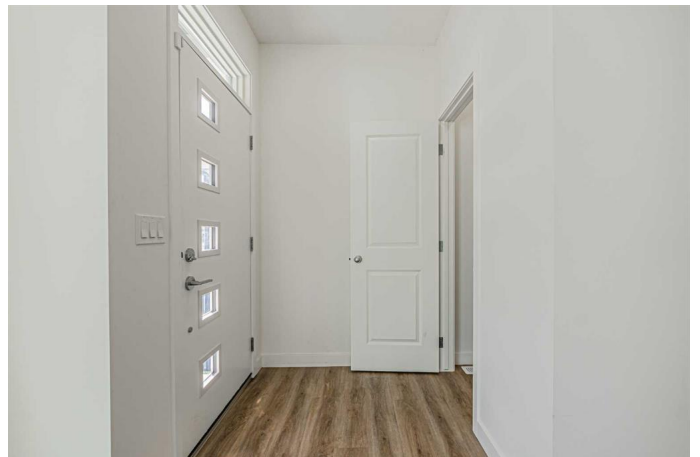
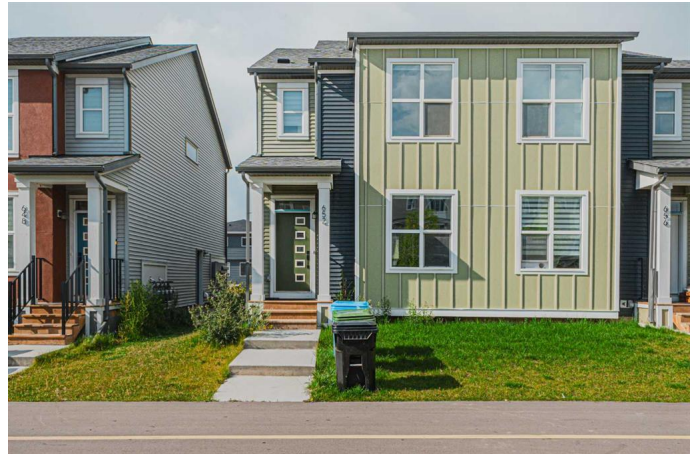
Saddle Ridge, Calgary, Alberta

Welcome to this 1,390 sq. ft. end-unit townhome with no condo fees in the vibrant community of Savanna, featuring a legal basement suite for a built-in mortgage helper from day one. Offering a total of 4 bedrooms and 3.5 bathrooms, this home boasts an open-concept main floor with a modern kitchen, stainless steel appliances, and quartz countertops. The upper level includes 3 spacious bedrooms, a primary suite with a 3-piece ensuite, 2 additional bedrooms with a full common bath, and a convenient laundry room. The fully finished legal basement suite offers a private entrance, 1 bedroom, a stylish kitchen, living area, separate laundry, and its own bathroom. Located just steps from Savanna Plaza with Chai Bar, registry, grocery stores, restaurants, Gurughar and Gobind Sarvar School, this home is ideal for first-time buyers or savvy investors. Don't miss out—book your private showing today

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247465  |
| Price          | \$570,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,390     |



|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 652 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 2J9                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Exterior Entry, Finished, Full                                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 20                |
| Zoning         | DC                |

# Listing Details

Listing Office                      eXp Realty

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