

# \$679,999 - 109 Savanna Place Ne, Calgary

MLS® #A2194568

**\$679,999**

4 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Stunning Brand-New Semi-Detached!

Welcome to this beautifully designed side-by-side half duplex offering a modern open-concept floor plan perfect for families and investors alike. The gourmet kitchen features upgraded stainless steel appliances, quartz countertops, and ample cabinet space. The main floor boasts a bedroom and a full bathroom, ideal for guests or multi-generational living.

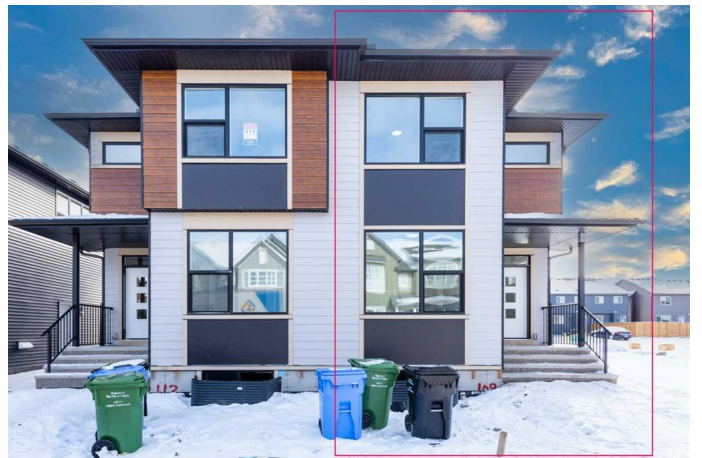
Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with an en-suite bath, plus another full bathroom, a convenient laundry room, and a cozy loft space. Enjoy year-round comfort with central air conditioning.

The unfinished basement comes with a separate entrance and a second furnace already installed, making it easy to complete a 2-bedroom legal suite already roughed in. A parking pad in the backyard adds extra convenience. 9' ceiling for all 3 floors.

Don't miss this incredible opportunity—schedule your viewing today with your favourite Realtor!

Built in 2025

## Essential Information



MLS® #	A2194568
Price	\$679,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,840
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	109 Savanna Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4B6

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	50
Zoning	R-G

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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