

# \$515,000 - 657 Savanna Boulevard Ne, Calgary

MLS® #A2210412

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Residential on 0.20 Acres

Saddle Ridge, Calgary, Alberta

Discover contemporary living at its best in this stunning newly built townhome by Truman Homes, situated in the highly sought-after Savanna community in Saddle Ridge, Calgary.

This thoughtfully designed 3-storey home boasts 4 bedrooms, 2.5 bathrooms, and a double attached garage with an additional storage space. The bright, open-concept second floor is filled with natural light from expansive North & South Facing windows, while the living room opens onto a large balcony ideal for relaxing or entertaining. The modern chef's kitchen showcases sleek quartz countertops, stainless steel appliances, a large island, soft-close cabinetry, and a spacious pantry for extra storage. Next to the chef's kitchen, you'll find a dedicated dining area perfect for meals and gatherings. Completing this level is a two-piece powder room, featuring a sink, lavatory, and a large window for added brightness. Upstairs, you'll find three inviting bedrooms, including a primary suite with elegant tray ceilings, a roomy walk-in closet, and a private 4-piece ensuite. The two additional bedrooms are generously sized, each with its own private closet, and they share a well-appointed 4-piece bathroom. A conveniently located side-by-side washer and dryer on this level add to the home's functionality. The ground floor offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its



north-facing windows. Located just steps away from Savanna Bazaar, youâ€™ll enjoy easy access to groceries, dining, and daily essentials. Commuters will love the proximity to major routes such as Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, as well as nearby public transit options like Saddletowne Station. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!

Built in 2022

**Essential Information**

MLS® #	A2210412
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,660
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	657 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4B6

**Amenities**

Amenities	Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Standard, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	4
Zoning	M-X1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.