# \$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'II 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' celling for all 3 floors.

Don't miss this incredible opportunityâ€"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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