

\$749,995 - 71 Savanna Parade Ne, Calgary

MLS® #A2236920

\$749,995

4 Bedroom, 4.00 Bathroom, 1,949 sqft
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Smart Investment + Stylish Living | Income
Generator in Prime NE Calgary!

Welcome to 71 Savanna Parade NE – A beautifully designed 3-bed, 2.5-bath home with nearly 2,000 Sq. Ft of above-grade living space PLUS a fully finished 1-bedroom illegal basement suite with its own private entrance, perfect for rental income or extended family!

Why You™ll Love This Home? -

Mortgage Helper: The spacious 1-bedroom suite features its own kitchen, bathroom, laundry & entrance – ideal for tenants or multi-generational living.

Modern & Bright: Open-concept main floor with sun-filled living areas and a functional layout designed for both relaxation and entertaining.

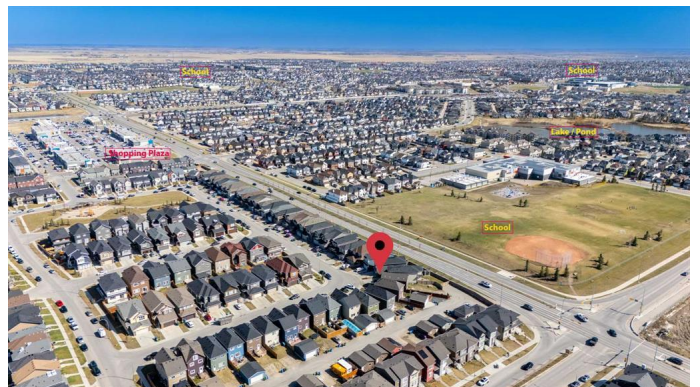
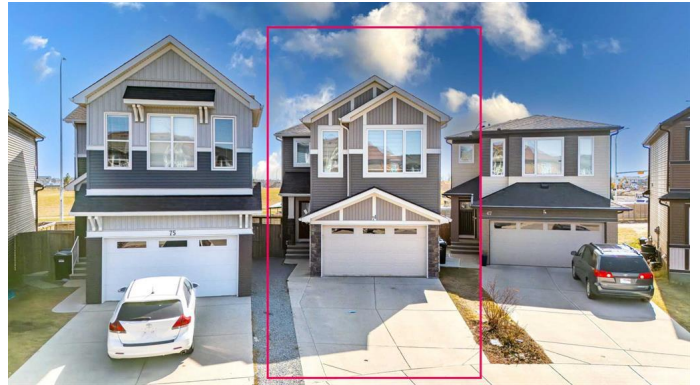
Bonus Room Perfection: A versatile upper-floor bonus room for your home office, playroom, or media lounge.

Peaceful Backyard: Enjoy your private, low-maintenance outdoor space with no rear neighbours for added serenity.

Well-Maintained & Move-In Ready: Clean, cared-for, and ready for its next owner.

?? Unbeatable Location

Situated in the vibrant community of Savanna in Saddle Ridge, you're just minutes from:



Calgary International Airport

Schools, shopping centres & restaurants

Transit, parks & community amenities

Whether you're a first-time buyer, savvy investor, or a growing family looking for extra income—this home checks all the boxes.

?? Donâ€™t Miss Out! Homes with income potential in locations like this move fast. Book your private showing today before itâ€™s gone!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236920 |
| Price | \$749,995 |
| 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, Ceiling Fan(s), 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) |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer |
| 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, Playground, Private Entrance, Private Yard |
| Lot Description | Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Private, Street Lighting, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 4 |
| Zoning | R1-N |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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