

# \$775,000 - 71 Savanna Parade Ne, Calgary

MLS® #A2215693

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

?? HOT INVESTMENT OPPORTUNITY! 71 Savanna Parade NE, Calgary â€œ Income Potential + Mortgage Helper!

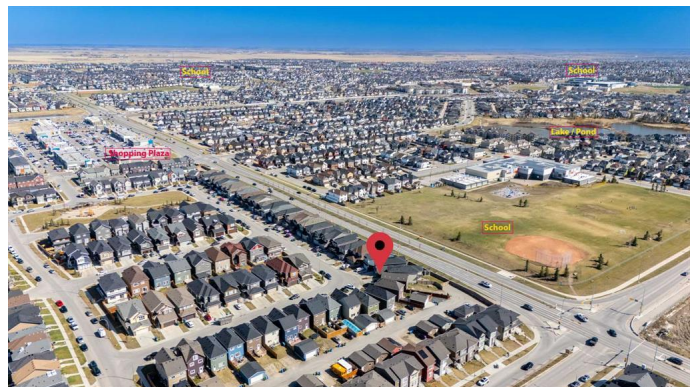
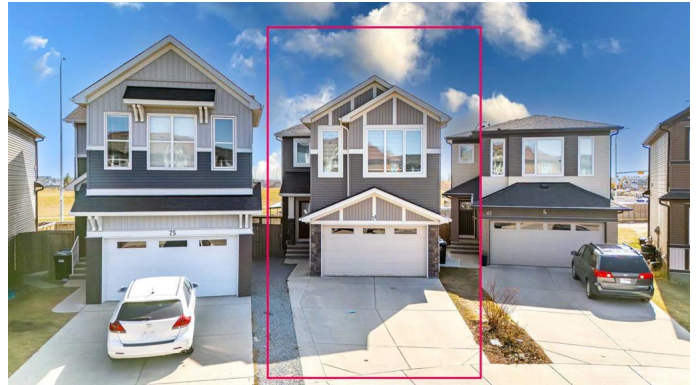
?? Prime Location | ? 1,950 Sq. Ft + 715+ Sq. Ft Illegal Suite | ?? Rental Income Ready!

**YOUR DREAM HOME + MORTGAGE HELPER!** This spacious 3-bed, 2.5-bath, 2-story gem comes with a fully illegal basement suite (1 bed, 1 bath, private entrance, kitchen & laundry), generating extra income to ease your mortgage in todayâ€™s economy!

?? HIGHLIGHTS:

- ? 1,950+ Sq Ft of stylish living space (above grade)
- ? Open-concept main floor with a bright, inviting layout
- ? Spacious bonus room upstairsâ€”perfect for a playroom, office, or media space
- ? Private, low-maintenance backyardâ€”NO NEIGHBOURS BEHIND!
- ? Separate side entrance for basement suite (ideal for tenants or extended family)
- ? Well-maintained & move-in ready

?? PRIME LOCATION: Close to the airport, shopping, restaurants, schools, cafes, and endless amenitiesâ€”everything you need is just minutes away!



? ACT FAST! Homes like this DON'T  
LAST! Schedule your showing TODAY before  
it's gone!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215693    |
| Price          | \$775,000   |
| 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, Pie Shaped Lot, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Concrete, Mixed, Stone, Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | R1-N             |

## Listing Details

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

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