

# \$478,990 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2234349

**\$478,990**

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Investor Alert! Lease-Back Opportunity ,Seller is willing to take one year lease of the property ,great opportunity.| 4 Bed | 2.5 Bath | Double Heated Garage | Prime Location in Savanna, Calgary

Welcome to Savanna at Saddle Ridgeâ€”where style, comfort, and convenience come together in this beautifully upgraded 4-bedroom, 2.5-bathroom townhome with an attached double garage and bonus storage space.

Investor Opportunity: The current owner is willing to lease the home back for one year, offering immediate rental income and a seamless investment experience.



Key Features:

Ground Level:

Bright entry foyer

Insulated double car garage

Versatile 4th bedroom or home office

Additional storage area

Main Floor:

Modern chef's kitchen with:

Quartz countertops

Stainless steel appliances

Full-height cabinets

Large central island

Spacious dining area perfect for gatherings

Cozy living room with a front balcony  
overlooking the boulevard

South-facing rear balconyâ€™ideal for sunny  
afternoons

Powder room with large window

Upper Level:

Primary suite with tray ceilings, large walk-in  
closet & private 4-piece ensuite

Two additional bedrooms with private closets

Shared 4-piece bathroom

Side-by-side laundry for added convenience

Location Perks:

Located just steps from Savanna Bazaar,  
youâ€™ll enjoy walking-distance access to  
shops, dining, groceries, and daily essentials.  
Commuters will love the quick access to  
Airport Trail, Metis Trail, 88th Ave, Stoney  
Trail, and Saddletowne Station for public  
transit.

Why This Home?

Whether youâ€™re a first-time homebuyer  
looking for modern comfort in a well-connected  
community, or an investor seeking a  
high-demand rental, this home delivers  
exceptional value in one of Calgaryâ€™s most  
desirable neighborhoods.

Don't miss out! schedule your private showing today! Pls see Realtor Remarks.

Built in 2022

**Essential Information**

MLS® #	A2234349
Price	\$478,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	689 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L8

**Amenities**

Amenities	Park, Car Wash, Day Care
Utilities	Natural Gas Connected, Garbage Collection
Parking Spaces	2
Parking	Double Garage Attached, Rear Drive
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	29
Zoning	M-X2 d111

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.