# \$499,990 - 689 Savanna Boulevard Ne, Calgary

MLS® #A2213368

\$499,990

4 Bedroom, 3.00 Bathroom, 1,670 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Investor Alert! Lease-Back 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:

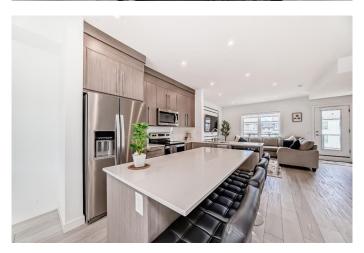
Modern chef's kitchen with:

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, you'II 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 you'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 Calgary's most desirable neighborhoods.

Don't miss outâ€"schedule your private showing today! Pls see Realtor Remarks.

## **Essential Information**

MLS® # A2213368 Price \$499,990

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,670 Acres 0.00 Year Built 2023

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 Car Wash, Day Care, Park

Utilities Garbage Collection, Natural Gas Connected

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 April 24th, 2025

Days on Market 14

Zoning M-X2

# **Listing Details**

Listing Office MaxWell Capital Realty

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