

# \$699,888 - 109 Savanna Place Ne, Calgary

MLS® #A2263590

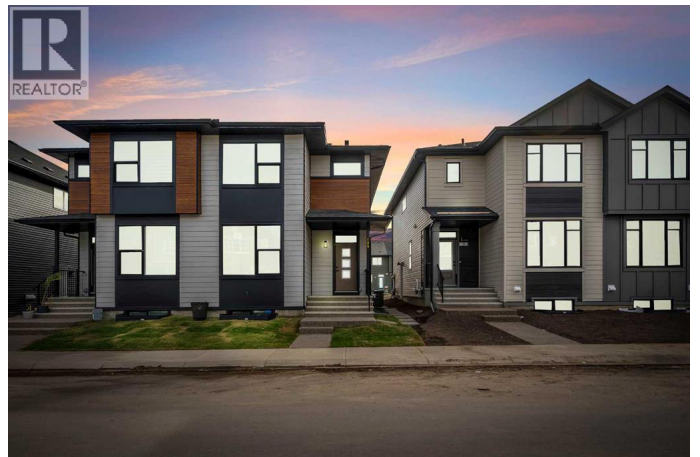
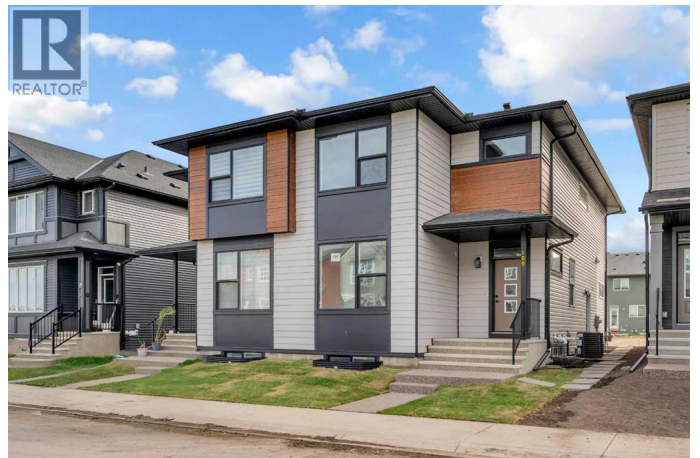
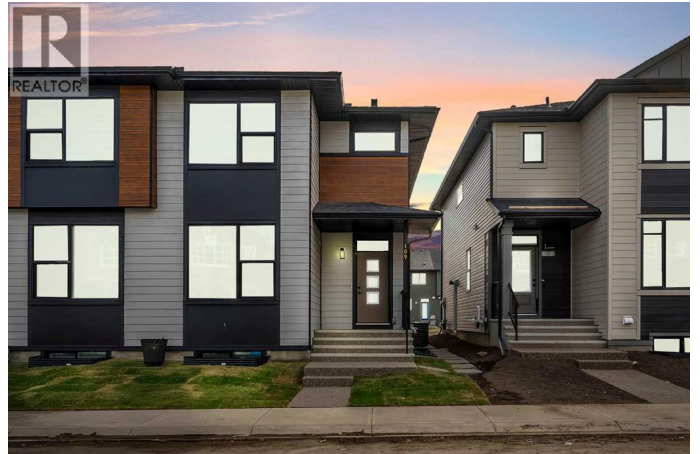
**\$699,888**

6 Bedroom, 4.00 Bathroom, 1,828 sqft

Single Family on 0.05 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 109 Savanna Place NE, Calgary â€” a brand-new 2025 semi-detached home offering modern design, exceptional functionality, and legal suite potential in the thriving community of Saddle Ridge. This stunning 2-storey duplex features 1,827.90 sq. ft. RMS above grade plus a fully finished basement, giving you over 2,640 sq. ft. of developed living space. With 6 bedrooms and 4 full bathrooms, this home is perfect for large families, multi-generational living, or investors looking for rental income. The main floor is thoughtfully laid out with a bright open-concept design, 9-ft ceilings, luxury finishes, and a functional flow. A gourmet kitchen with quartz countertops, modern cabinetry, built-in refrigerator, gas stove, and a spacious island anchors the living and dining areas â€” perfect for family gatherings. A main-floor bedroom and full bathroom provide a versatile option for guests or extended family. Upstairs, youâ€™ll find 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet and private 3-piece ensuite. A central loft/family room, another full bathroom, and upper-level laundry complete the second floor with comfort and convenience. The fully finished basement with 9-ft ceilings, separate side entrance, and a second furnace offers incredible potential. It includes 2 bedrooms, a large rec room, and a full bathroom, and is already roughed in for a 2-bedroom legal suite â€” making it ideal for generating income or accommodating extended family. Additional



features include:9-ft ceilings on all three levelsCentral air conditioningSeparate entrance to the basementFront porch and spacious foyerRear parking pad with back lane accessNestled in the desirable community of Saddle Ridge, this home offers quick access to parks, playgrounds, schools, shopping, transit, and major roadways.With 6 bedrooms, 4 full baths, and legal suite potential, this 2025-built home is a rare find at \$699,888. Book your private showing today! (id:6289)

Built in 2024

Essential Information

Listing #	A2263590
Price	\$699,888
Bedrooms	6
Bathrooms	4.00
Square Footage	1,828
Acres	0.05
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 Savanna Place Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J5P9

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer,
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	Microwave, Microwave Range Hood Combo, Washer & Dryer
Heating	Central heating
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Suite

## Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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Listing information last updated on October 13th, 2025 at 7:46pm CDT