

# \$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€“ Income Potential + Mortgage Helper!

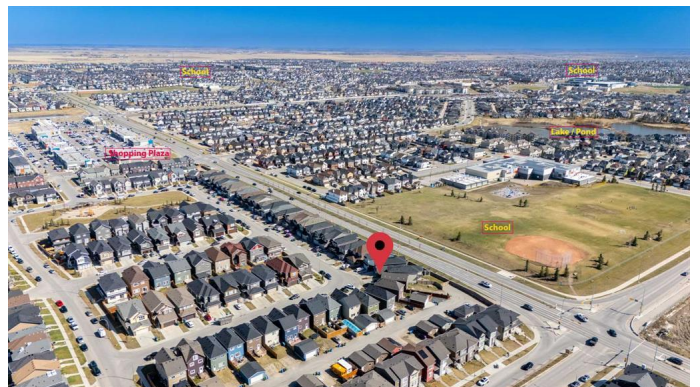
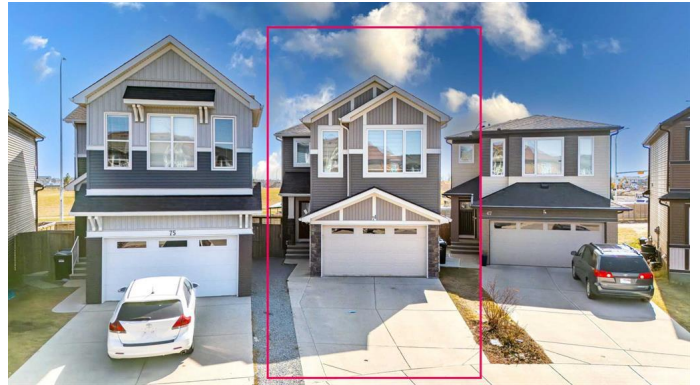
**?? Prime Location | ? 1,950 Sq. Ft + 715+ Sq. Ft Illegal Suite | ?? Rental Income Ready!**

**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 | 26               |
| Zoning         | R1-N             |

## Listing Details

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

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