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

MLS® #A2263590

\$699,888

6 Bedroom, 4.00 Bathroom, 1,828 sqft Residential 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

Upstairs, you'II 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.

or extended family.

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 levels

Central air conditioning

Separate entrance to the basement

Front porch and spacious foyer

Rear parking pad with back lane access

Nestled 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!

Built in 2024

Essential Information

MLS® # A2263590 Price \$699,888

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 1,828

Acres 0.05

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Back Split

Status Active

Community Information

Address 109 Savanna Place Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5P9

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate

Entrance

Appliances Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Gas Stove,

Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer

Heating Central

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 8

Zoning DC

Listing Details

Listing Office eXp Realty

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