

# \$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!

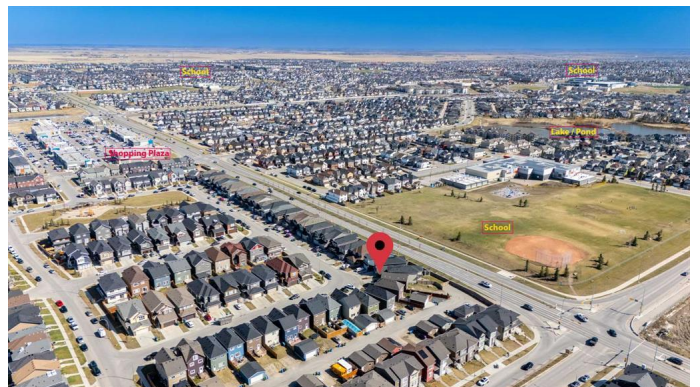
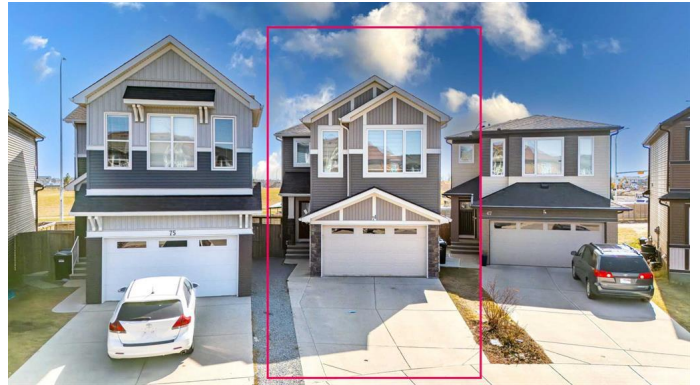
**?? Prime Location | ? 1,950 Sq. Ft + 715+ Sq.  
Ft Illegal Suite | ?? Rental Income Ready!**

**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)
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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	22
Zoning	R1-N

## Listing Details

Listing Office	PREP Realty
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