

# \$679,999 - 109 Savanna Place Ne, Calgary

MLS® #A2194568

**\$679,999**

4 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

**Stunning Brand-New Semi-Detached!**

Welcome to this beautifully designed side-by-side half duplex offering a modern open-concept floor plan perfect for families and investors alike. The gourmet kitchen features upgraded stainless steel appliances, quartz countertops, and ample cabinet space. The main floor boasts a bedroom and a full bathroom, ideal for guests or multi-generational living.

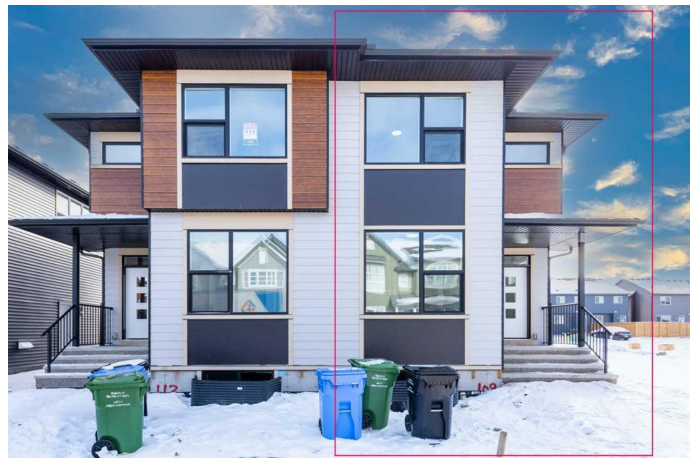
Upstairs, youâ€™ll find three spacious bedrooms, including a luxurious primary suite with an en-suite bath, plus another full bathroom, a convenient laundry room, and a cozy loft space. Enjoy year-round comfort with central air conditioning.

The unfinished basement comes with a separate entrance and a second furnace already installed, making it easy to complete a 2-bedroom legal suite already roughed in. A parking pad in the backyard adds extra convenience. 9' ceiling for all 3 floors.

Donâ€™t miss this incredible opportunityâ€”schedule your viewing today with your favourite Realtor!

Built in 2025

## Essential Information



MLS® #	A2194568
Price	\$679,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,840
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	109 Savanna Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4B6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	72
Zoning	R-G

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.