

\$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

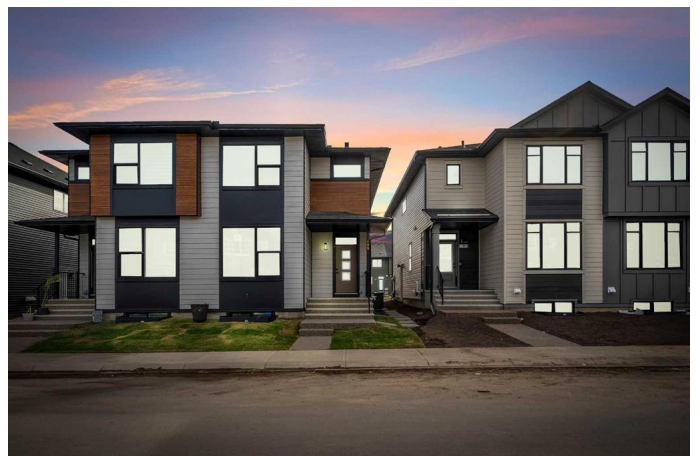
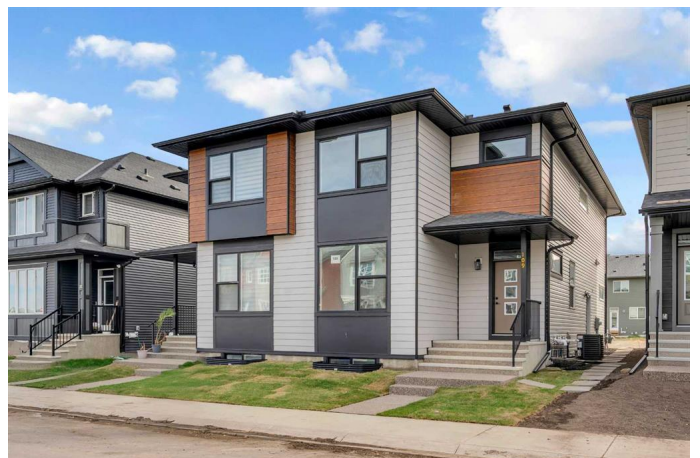
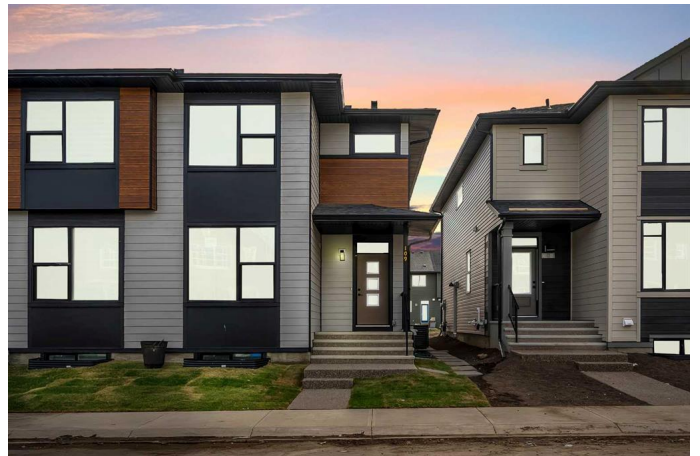
Welcome to 109 Savanna Place NE, Calgary â€” a brand-new 2025 semi-detached home offering modern design, exceptional functionality, and legal suite potential in the thriving community of Saddle Ridge.

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 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 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	12
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.