

# \$749,995 - 71 Savanna Parade Ne, Calgary

MLS® #A2236920

**\$749,995**

4 Bedroom, 4.00 Bathroom, 1,949 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Smart Investment + Stylish Living | Income  
Generator in Prime NE Calgary!

Welcome to 71 Savanna Parade NE – A beautifully designed 3-bed, 2.5-bath home with nearly 2,000 Sq. Ft of above-grade living space PLUS a fully finished 1-bedroom illegal basement suite with its own private entrance, perfect for rental income or extended family!

Why You™ll Love This Home? -

Mortgage Helper: The spacious 1-bedroom suite features its own kitchen, bathroom, laundry & entrance – ideal for tenants or multi-generational living.

Modern & Bright: Open-concept main floor with sun-filled living areas and a functional layout designed for both relaxation and entertaining.

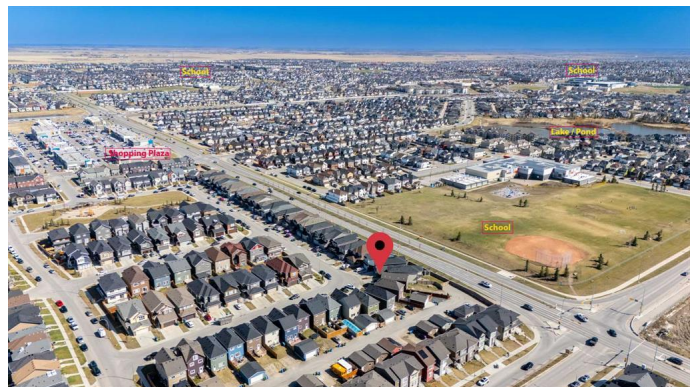
Bonus Room Perfection: A versatile upper-floor bonus room for your home office, playroom, or media lounge.

Peaceful Backyard: Enjoy your private, low-maintenance outdoor space with no rear neighbours for added serenity.

Well-Maintained & Move-In Ready: Clean, cared-for, and ready for its next owner.

?? Unbeatable Location

Situated in the vibrant community of Savanna in Saddle Ridge, you're just minutes from:



Calgary International Airport

Schools, shopping centres & restaurants

Transit, parks & community amenities

Whether you're a first-time buyer, savvy investor, or a growing family looking for extra income—this home checks all the boxes.

?? Don't Miss Out! Homes with income potential in locations like this move fast. Book your private showing today before it's gone!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236920    |
| Price          | \$749,995   |
| 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    | July 3rd, 2025 |
| Days on Market | 51             |
| Zoning         | R1-N           |

## Listing Details

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

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