

689 Savanna Boulevard NE
Calgary, Alberta

MLS # A2213368



\$506,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,670 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Rear Drive		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Garbage Collection
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Investor Alert! Lease-Back Opportunity | 4 Bed | 2.5 Bath | Double Heated Garage | Prime Location in Savanna, Calgary Welcome to Savanna at Saddle Ridge—where style, comfort, and convenience come together in this beautifully upgraded 4-bedroom, 2.5-bathroom townhome with an attached double garage and bonus storage space. **Investor Opportunity:** The current owner is willing to lease the home back for one year, offering immediate rental income and a seamless investment experience. **Key Features:** Ground Level: Bright entry foyer Insulated double car garage Versatile 4th bedroom or home office Additional storage area Main Floor: Modern chef's kitchen with: Quartz countertops Stainless steel appliances Full-height cabinets Large central island Spacious dining area perfect for gatherings Cozy living room with a front balcony overlooking the boulevard South-facing rear balcony—ideal for sunny afternoons Powder room with large window Upper Level: Primary suite with tray ceilings, large walk-in closet & private 4-piece ensuite Two additional bedrooms with private closets Shared 4-piece bathroom Side-by-side laundry for added convenience **Location Perks:** Located just steps from Savanna Bazaar, you'll enjoy walking-distance access to shops, dining, groceries, and daily essentials. Commuters will love the quick access to Airport Trail, Metis Trail, 88th Ave, Stoney Trail, and Saddletowne Station for public transit. **Why This Home?** Whether you're a first-time homebuyer looking for modern comfort in a well-connected community, or an investor seeking a high-demand rental, this home delivers exceptional value in one of Calgary's most desirable neighborhoods. **Don't miss out—schedule your private showing today! Pls see Realtor Remarks.**