

71 Savanna Parade NE  
Calgary, Alberta

MLS # A2215693



**\$749,998**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Pie Shaped L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	Chimney Hood Fan, Window Blinds		

HUGE PRICE IMPROVEMENT FOR A QUICK SALE. HOT INVESTMENT OPPORTUNITY! 71 Savanna Parade NE, Calgary &ndash; 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 today&rsquo;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 upstairs&mdash;perfect for a playroom, office, or media space Private, low-maintenance backyard&mdash;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 amenities&mdash;everything you need is just minutes away! ACT FAST&mdash;Homes like this DON&rsquo;T LAST! Schedule your showing TODAY before it&rsquo;s gone!