115 Savanna Parade NE

Calgary | Active | MLS® A2337048

$799,000









Bedrooms	Bathrooms	Year Built	Living area
7	**5**	**2016**	**2,369.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Welcome to this remarkable property in the sought-after community of Savanna NE, offering over 3300 square feet of meticulously designed living space. This stunning home features top-of-the-line finishes, a spacious layout, and an illegal basement suite-ideal for extended family or rental potential.
As you enter, you'll be impressed by the soaring 9-foot ceilings throughout all three levels. The main floor boasts a bright, open plan with two expansive living rooms, perfect for relaxing or entertaining. The office/den provides a quiet space for work or study, while the upgraded kitchen is a chef's dream. With stainless steel appliances, granite countertops, a large kitchen island, and soft-closing cabinets, this kitchen combines both functionality and luxury. A convenient half bathroom rounds out the main level.
Upstairs, you'll find two spacious master bedrooms, each with its own private ensuite, offering a peaceful retreat for homeowners. Additionally, there are three generously sized bedrooms with walk in closet and a full bathroom to accommodate all your needs.
The fully developed illegal basement suite has a separate entrance, offering two additional bedrooms, a full bathroom, a kitchen, and its own laundry facilities-perfect for a tenant or multi-generational living.
This home is ideally located in the developed and family-friendly community of Savanna NE, with easy access to bus stops, shopping, the Saddle Town train station, the airport, and Peter Lougheed Hospital.
Don't miss out on this exceptional opportunity to own a home that has it all! Call your favorite realtor today to schedule a private showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337048
Bedrooms	7
Bathrooms	5
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	2 Storey
Total Living Area:	2,369.06 sq. ft.
Acreage:	No
Lot Area:	3,207 sq. ft.
Lot Frontage:	29'1¼"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	11
Year built:	2016 (Age: 10)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	1513189
Heating:	Central
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Dining Room · 10'5" × 10'3" ·
Main Floor	Family Room · 12'5" × 9'5" ·
Main Floor	Foyer · 17'3" × 12'10" ·
Main Floor	Kitchen · 12'5" × 10'5" ·
Main Floor	Laundry · 6'4" × 5'5" ·
Main Floor	Living Room · 15'4" × 12'6" ·
Main Floor	Office · 10'3" × 9'6" ·
2nd Floor	Bedroom - Primary · 13'2" × 11'9" ·
2nd Floor	Bedroom · 13'5" × 9'3" ·
2nd Floor	Bedroom · 12' × 9'11" ·
2nd Floor	Bedroom · 12'2" × 9'11" ·
2nd Floor	Bedroom - Primary · 16'4" × 16' ·

2nd Floor	Walk-In Closet · 9'11" × 4'11" ·
Lower Level	Bedroom · 14'6" × 9'4" ·
Lower Level	Bedroom · 11'9" × 9'4" ·
Lower Level	Kitchen · 12'3" × 10'9" ·
Lower Level	Game Room · 14'6" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard, No Neighbours Behind, Private, Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-savanna-parade-ne-calgary-a2337048/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.