132 Savanna Place NE

Calgary | Active | MLS® A2356878

$619,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**1,531.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Pro Broker

A closer look

Welcome to this beautifully maintained, MOVE-IN-READY HOME situated on a desirable CORNER LOT in the vibrant community of Savanna NE, Calgary. Featuring 5 bedrooms, 3.5 bathrooms, a FULLY FINISHED LEGAL 2-BEDROOM BASEMENT, a rear garage, spacious bonus room, and a fully fenced backyard with a rear deck, this property offers an exceptional combination of comfort, functionality, and versatility. Ideally located close to schools, parks, shopping, Gurdwara Sahib, transit, and major roadways, this home is perfect for growing families, extended families, or investors.

Upon entering, you are greeted by a spacious foyer leading into a bright and inviting living room featuring large windows that fill the space with natural light and convenient storage. The thoughtfully designed main floor flows into a spacious dining area and a modern rear kitchen showcasing quartz countertops, stainless steel appliances, ample cabinetry, and a pantry. A conveniently located 2-piece powder room and functional mudroom complete the main level.

Upstairs, discover a spacious bonus room, perfect for family gatherings or a secondary living area. The primary bedroom features a walk-in closet and private 3-piece ensuite, while two additional generously sized bedrooms, a 4-piece common bathroom, and convenient upper-floor stacked laundry complete this level.

The FULLY FINISHED LEGAL 2-BEDROOM BASEMENT offers a modern kitchen, spacious recreation/living area, two bedrooms, and a 4-piece bathroom, providing excellent flexibility for extended family living or potential rental income.

Outside, enjoy the fully fenced backyard, rear deck, and rear garage, offering great space for outdoor entertaining and everyday convenience.

With its corner-lot location, functional layout, legal basement suite, and move-in-ready condition, this Savanna home offers exceptional value in a well-connected Northeast Calgary community. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356878
Bedrooms	5
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,531.1 sq. ft.
Main Level Finished Area:	748.63 sq. ft.
Upper Level Finished Area:	782.47 sq. ft.
Below Grade Finished Area:	687.2 sq. ft.
Lot Area:	3,498 sq. ft.
Lot Frontage:	35'2"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410106
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Unit
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	IN BASEMENT: ELECTRIC RANGE, RANGE HOOD, REFRIGERATOR AND WASHER/DRYER STACKED
Restrictions:	None Known
Main Floor	Dining Room · 13' × 10'4" ·
Main Floor	Foyer · 4'11" × 4'8" ·
Main Floor	Kitchen · 14'6" × 11'4" ·
Main Floor	Living Room · 16'2" × 11'11" ·

Main Floor	Mud Room · 5'6" × 5'4" ·
Main Floor	Pantry · 3'8" × 2' ·
Main Floor	Storage · 6' × 4'8" ·
Upper Level	Bedroom · 9'11" × 9' ·
Upper Level	Bedroom · 9'11" × 8'3" ·
Upper Level	Bonus Room · 12'4" × 11'7" ·
Upper Level	Laundry · 4'8" × 3'3" ·
Upper Level	Bedroom - Primary · 13' × 11'7" ·
Upper Level	Walk-In Closet · 5'10" × 5' ·
Basement	Bedroom · 9'8" × 7'1" ·
Basement	Bedroom · 11' × 10'8" ·
Basement	Kitchen · 10'6" × 7' ·
Basement	Laundry · 3'4" × 3'2" ·
Basement	Game Room · 13'9" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/132-savanna-place-ne-calgary-a2356878/

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

Data was last updated November 23, 2026 at 08:05 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.