215 Savanna Parade NE

Calgary | Active | MLS® A2346778

$580,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2016**	**1,394.81 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 spectacular fully updated Homes by Avi former show home, built in the beautiful community of Savanna located in the N.E. quadrant of the city. With the convenience of everything being walking distance. From grocery stores, schools, and bus stops this home is built to make your life easier. With this serene landscaped and fenced property, you will get over 1800 sq ft of fully developed living space. This home comes with perks and upgrades like built in speakers, air conditioning system, and quartz counter tops throughout the home. On the main floor you will have a spacious foyer, an open concept upsized living space and dining area, a dreamy chef's kitchen, a 2-piece powder room, and even a mudroom to drop your bags and jackets after a long day. The upper floor has a well-organized laundry space, 2 substantial sized bedrooms with great sized closets, an immense 4-piece bathroom, and a luxurious primary room that has grand windows for natural light with a large sized ensuite and walk in closet. The lower walk-out floor has an impressive sized rec area, full bathroom, a fourth bedroom, and an inspiring sized storage room that can be converted to more living space, rough ins for a kitchen and laundry have been put in for future rental opportunities. The detached garage can accommodate 2 full-sized vehicles and has a built-in kitchen with an island great for entertainment and parties. The option to purchase this home fully furnished, not furnished or purchase the furniture that appeals to your eye can make this move as easy as coming with just a suitcase. Don't miss out on this perfect home that is move in ready for you and your family!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346778
Bedrooms	4
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,394.81 sq. ft.
Main Level Finished Area:	667.77 sq. ft.
Below Grade Finished Area:	618.55 sq. ft.
Lot Area:	2,647 sq. ft.
Lot Frontage:	24'
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2016 (Age: 10)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1513189
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
Builder:	HOMES BY AVI
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	0
Fireplace Details:	None
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Detached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15' × 13'9" ·
Main Floor	Mud Room · 5'9" × 5'3" ·
Main Floor	Foyer · 6' × 5'8" ·
Main Floor	Kitchen · 13'4" × 8' ·
2nd Floor	Laundry · 4'11" × 3'3" ·
2nd Floor	Bedroom · 11'7" × 11' ·
2nd Floor	Walk-In Closet · 4'11" × 4'11" ·
2nd Floor	Bedroom - Primary · 13'9" × 13' ·

2nd Floor	Bedroom · 11'8" × 8'11" ·
2nd Floor	Dining Room · 15'3" × 11'9" ·
Basement	Bedroom · 9'3" × 8'8" ·
Basement	Game Room · 21'11" × 14'11" ·
Basement	Storage · 6'7" × 5'11" ·
Basement	Flex Space · 8'8" × 8'7" ·
Basement	Furnace/Utility Room · 10'8" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters
Exterior Features:	Courtyard, Garden
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	r-g
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/215-savanna-parade-ne-calgary-a2346778/

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

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