224 Savanna Road NE

Calgary | Active | MLS® A2359436

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,344.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to one of Saddle Ridge's best-maintained homes. Located in the charming Savanna community, this duplex faces a green space and sits within thoughtfully designed streetscapes that make it a great place to call home. MAIN FLOOR - Step inside and you're greeted by bright, modern living spaces with 10ft ceilings. Luxury Vinyl Plank (LVP) flooring flows throughout, creating an open-concept layout perfect for entertaining. A striking ACCENT WALL WITH SLATED PANELS adds visual interest to the living area, while the spacious kitchen features QUARTZ countertops, modern cabinetry, and a generous KITCHEN ISLAND with breakfast bar. It also features a drinking WATER FILTRATION SYSTEM for convenience. A convenient half-bath and rear access leads to your PRIVATE BACKYARD, complete with a full-sized DECK and room to expand (build-ready for a garage if desired). UPPER LEVEL - Three generous bedrooms, including a primary suite with large windows, a walk-in closet, and ensuite. A second full bathroom and upper-floor laundry add everyday convenience. BASEMENT - Unfinished basement with excellent potential for additional living space tailored to your needs. UPGRADES - The property comes with a WATER SOFTENER which prevents scale buildup throughout the home. The FURNACE was recently updated (2025), and the ROOF and SIDINGS were also changed two years ago. LOCATION & LIFESTYLE - Minutes from schools, playgrounds, shopping, and dining. Easy access to the Calgary International Airport, Stoney Trail, Metis Trail, Deerfoot Trail, and the Saddletown LRT station for seamless commuting. Discover why this could be your perfect home - book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359436
Bedrooms	3
Bathrooms	3
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:	1,344.5 sq. ft.
Main Level Finished Area:	651.08 sq. ft.
Upper Level Finished Area:	693.42 sq. ft.
Below Grade Finished Area:	607.94 sq. ft.
Lot Area:	2,669 sq. ft.
Lot Frontage:	24'2½"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1513189
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 11'11" × 10'5" ·
Main Floor	Dining Room · 15'1" × 8'8" ·
Main Floor	Living Room · 15' × 13'9" ·
Upper Level	Bedroom · 12'11" × 8'10" ·
Upper Level	Bedroom - Primary · 13'5" × 13'2" ·
Upper Level	Bedroom · 9'8" × 9'3" ·
Basement	Other · 32'7" × 18'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home

Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224-savanna-road-ne-calgary-a2359436/

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