435 Savanna Boulevard NE

Calgary | Active | MLS® A2352240

$604,990









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2019**	**1,717.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

FORMER SHOW HOME | CORNER LOT | MAIN-FLOOR BEDROOM & FULL BATH | SEPARATE BASEMENT ENTRANCE
Discover this upgraded home featuring 5 bedrooms and 4 full bathrooms, including a convenient main-floor bedroom and full bath. The bright, open-concept layout showcases a stylish kitchen with quartz countertops and a pantry.
Upstairs offers a spacious primary bedroom with a walk-in closet and 4-piece ensuite, two additional bedrooms, and laundry. The finished basement features a 1-bedroom suite (illegal) with a separate entrance, kitchen, living area, and full bathroom.
Enjoy a fenced yard, deck, and parking for two vehicles, with parks, schools, and shopping nearby. Book your private showing today !

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352240
Bedrooms	5
Bathrooms	4
Year Built	2019
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:	1,717.13 sq. ft.
Main Level Finished Area:	866.05 sq. ft.
Upper Level Finished Area:	851.08 sq. ft.
Below Grade Finished Area:	807.45 sq. ft.

Acreage:	No
Lot Area:	2,486 sq. ft.
Lot Frontage:	24'1¾"
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2019 (Age: 7)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	1612335
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 12'4" × 9'5" ·
Main Floor	Dining Room · 11'5" × 9'6" ·
Main Floor	Kitchen · 16'10" × 11'6" ·
Main Floor	Living Room · 16'8" × 12'9" ·
2nd Floor	Bedroom · 12'4" × 9'10" ·
2nd Floor	Bedroom · 11'7" × 9'11" ·
2nd Floor	Bedroom - Primary · 17'5" × 13'4" ·
Lower Level	Bedroom · 11'7" × 10'8" ·
Lower Level	Den · 10'10" × 6'2" ·
Lower Level	Kitchen · 17'11" × 9'7" ·
Lower Level	Game Room · 18'3" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/435-savanna-boulevard-ne-calgary-a2352240/

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