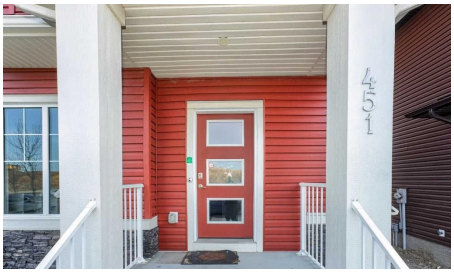
451 Savanna Boulevard

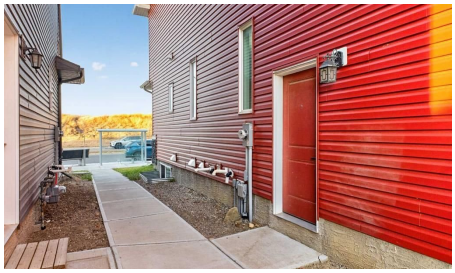
Calgary | Active | MLS® A2359873

$624,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2020**	**1,644 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Five Star Realty

A closer look

[OPEN HOUSE: Sunday, Nov 15th, 1 pm - 3 pm] Welcome to this beautifully kept 2-storey home with Legal Basement Suite in Savanna, one of NE Calgary's most in-demand communities. You're a short walk from the bus stop and close to Peter Lougheed School, with shopping and everyday amenities nearby.

Main floor: Step inside to a main floor bedroom with a full bathroom, ideal for aging parents, guests, or a home office. From there, the layout flows into the kitchen and dining area, then opens up to a spacious living room at the back of the home. The modern kitchen features stainless steel appliances, including a French door fridge.

Upper floor: The primary bedroom has north-facing windows, a large walk-in closet, and a 4-piece ensuite. Two more bedrooms share a full bathroom, which suits kids or guests. Laundry is upstairs, right where you need it.

Legal secondary suite: The city-approved basement suite has its own living room, kitchen, and two bedrooms. It's a great mortgage helper or a private space for extended family.

Extras: A double detached garage with back lane access, luxury vinyl plank flooring, ceiling fans, and plenty of storage throughout.

Homes like this don't last long. Contact your favourite realtor today to book a showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359873
Bedrooms	5
Bathrooms	4
Year Built	2020
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:	1,644 sq. ft.
Lot Area:	2,637 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2020 (Age: 6)
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, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, 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:	Upper Level
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	TV & TV Mount
Restrictions:	None Known
Main Floor	Bedroom · 12'7" × 9'7" ·
Main Floor	Living Room · 16'11" × 16'9" ·
Main Floor	Dining Room · 12'5" × 9'11" ·
Main Floor	Dining Room · 11'7" × 9'3" ·
Main Floor	Pantry · 3'11" × 3'10" ·
2nd Floor	Bedroom · 11'8" × 10' ·
2nd Floor	Bedroom · 12'3" × 10'1" ·
2nd Floor	Bedroom - Primary · 16'6" × 13'6" ·
Suite	Bedroom · 14'4" × 12'1" ·
Suite	Game Room · 16'3" × 14'9" ·
Suite	Kitchen · 16'3" × 9'11" ·
Suite	Furnace/Utility Room · 8'2" × 7'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, No Animal Home, No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/451-savanna-boulevard-calgary-a2359873/

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

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