54 Savanna Villas NE

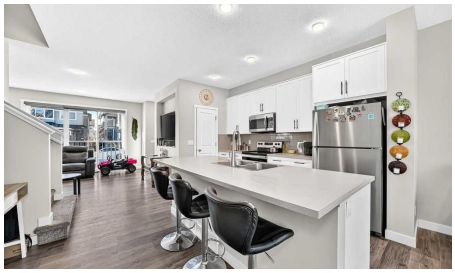
Calgary | Active | MLS® A2352241

$569,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2020**	**1,482 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

OPEN HOUSE THIS SUNDAY OCT 25 FROM 12-3PM. Welcome to 54 Savanna Villas NE, nestled in the vibrant and growing community of Savanna! This thoughtfully designed home offers a comfortable layout, inviting living spaces, and exciting possibilities for the future. The main floor features a bright, open-concept living room, kitchen, and dining area, creating a welcoming space for everyday living and gathering with family and friends. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three well-appointed bedrooms, including a primary bedroom with a 4-piece ensuite, an additional full bathroom, and the added convenience of upper-floor laundry. One of the home's standout features is the **separate side entrance**, providing convenient access to the basement and opening the door to possibilities for future development. Whether you envision additional family living space, a recreation room, a home office, or exploring the potential for a secondary suite (Subject city approval), the basement offers an opportunity to customize the space to suit your needs, subject to applicable permits and municipal requirements. A double rear parking pad adds further convenience. The location is equally appealing, with shopping plazas within walking distance and Saddletowne Circle, the LRT station, and Gurudwara Sahib just a short drive away. Enjoy easy access to Métis Trail, Airport Trail, and Stoney Trail for convenient travel throughout Calgary. With its functional layout, separate side entrance, and potential to create additional living space, this home offers a wonderful opportunity to settle into a welcoming community while making it your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352241
Bedrooms	3
Bathrooms	3
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,482 sq. ft.
Main Level Finished Area:	717.6 sq. ft.
Upper Level Finished Area:	764.7 sq. ft.
Acreage:	No
Lot Area:	2,508 sq. ft.
Lot Frontage:	25'5 7/8 "
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
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:	1912262
Heating:	High Efficiency, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Alley Access, Off Street, Parkade, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Living Room · 12'11" × 12'9" ·
Main Floor	Dining Room · 12'11" × 9'11" ·
Main Floor	Kitchen With Eating Area · 12'10" × 9'1" ·
2nd Floor	Bedroom - Primary · 12'11" × 12'3" ·
2nd Floor	Bedroom · 11'5" × 9'3" ·
2nd Floor	Bedroom · 11'4" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, Pantry, Separate Entrance, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Front Yard, Level, Rectangular Lot

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/54-savanna-villas-ne-calgary-a2352241/

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