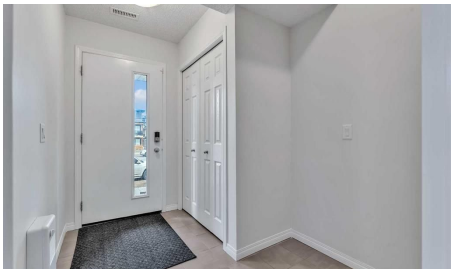
569 savanna Boulevard NE

Calgary | Active | MLS® A2346674

$529,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2016**	**2,069 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

You know that feeling when you walk into a home and just think "yes, this is it"? That's exactly what happens here. This place was made for real life. Whether you're buying your first home, growing your family, or just looking for a solid investment this duplex checks every box without making you compromise.
The main floor is a vibe. Open living area, a built-in bar, and a bedroom with a full bathroom right on the main level. That last part is rare and super handy for guests, parents, or even a tenant helping cover your mortgage.
Head upstairs and you've got a bright, open kitchen that actually makes you want to cook. The living area gets great natural light all day. And on the top floor, three good sized bedrooms including a primary with a walk in closet and its own bathroom. Your own little escape at the end of a long day.
The backyard? Big. Like, really big. BBQs, birthday parties, space for the kids to run around, room for your RV it's all there. Throw in a garage and central A/C and honestly, what more do you need?
The home is in great shape, the layout just makes sense, and the price makes it even better.
These don't come up often. Don't wait on this one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346674
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:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,069 sq. ft.
Lot Area:	2,647 sq. ft.

Lot Frontage:	2'
Front Exposure:	South
Entry Level:	1
Levels:	3 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
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:	1612335
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes

Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level, Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Central Air Conditioner, Electric Oven, Electric Stove
Inclusions:	NA
Restrictions:	See Remarks
Main Floor	Dining Room · 14'9" × 13'6" ·
Main Floor	Family Room · 18'10" × 13'1" ·
Main Floor	Kitchen · 16'9" × 13'8" ·
2nd Floor	Bedroom · 12'5" × 9' ·
2nd Floor	Bedroom · 12'5" × 9'6" ·
2nd Floor	Bedroom - Primary · 15'7" × 13'1" ·
Lower Level	Bedroom · 12'3" × 8'3" ·
Lower Level	Foyer · 9'11" × 6'7" ·
Lower Level	Living Room · 17'10" × 14'10" ·
Lower Level	Storage · 4'11" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan, Quartz Counters, Wet Bar
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/569-savanna-boulevard-ne-calgary-a2346674/

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

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