668 Savanna Drive NE

Calgary | Active | MLS® A2349585

$524,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,574 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

BUYING YOUR FIRST PLACE IS EXPENSIVE ENOUGH - This Savanna duplex has a little more foresight built into it. The unfinished lower level already has a SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS plus bathroom, sink and laundry rough-ins, giving future plans a serious head start. Finish it for teenagers, extended family, guests, a second hangout zone or simply more breathing room as life gets bigger.

The main floor has its own tricks. A MAIN-FLOOR POCKET OFFICE creates a dedicated spot for work, homework or household command central without sacrificing an entire room. In the living room, a 50" ELECTRIC FIREPLACE is set into a FULL-HEIGHT FEATURE WALL, grounding the space with a strong focal point and adding a polished layer of luxury.

The kitchen carries that same considered approach with 48" UPPER CABINETS TO THE CEILING, quartz counters, a GAS RANGE, chimney hood fan, Silgranit sink and BUILT-IN MICROWAVE in the island with a pot drawer below. Out back, a 10' x 10' DECK with BBQ gas line leads toward REAR-LANE ACCESS and a gravel parking pad with room for two vehicles.

Upstairs, the BONUS ROOM gives everyone another place to land. Three bedrooms and laundry stay together on this level, while the master gets a walk-in closet and ensuite with something surprisingly valuable: A WINDOW. Natural light in an ensuite changes the entire feel of the room.

Savanna gives a busy household A LOT within easy reach. SAVANNA BAZAAR and SAVANNA MARKET bring shopping, dining, medical services and local businesses close to home, while parks, playgrounds and pathways add everyday outdoor space. Nearby schools, the Genesis Centre, STONEY TRAIL, METIS TRAIL and LRT access make it easier to balance work, school, errands and recreation without spending the day crossing the city.

And with JANUARY 2027 POSSESSION, December gets to stay December. Enjoy the holidays, make the plans, pack at a human pace, then start the new year with a new address.

Reach out to your preferred agent and learn more.

• PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model - fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included & will be installed by possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349585
Bedrooms	3

Bathrooms	3
Year Built	2026
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:	1,574 sq. ft.
Main Level Finished Area:	756 sq. ft.
Upper Level Finished Area:	818 sq. ft.
Acreage:	No
Lot Area:	2,461 sq. ft.
Lot Frontage:	28'5¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
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:	2511498
Electricity:	200+ Amp Service
Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, See Remarks
Garage:	No
Parking:	Alley Access, Outside, Parking Pad, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, In Basement, Multiple Locations, See Remarks, Upper Level, Washer Hookup
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Inclusions:	N/A

Restrictions:	Call Lister
Main Floor	Entrance · Measurements not available ·
Main Floor	Living Room · 15'10" × 12' ·
Main Floor	Office · 6' × 4'8" ·
Main Floor	Dining Room · 13' × 10' ·
Main Floor	Kitchen · 14' × 11' ·
Main Floor	Pantry · Measurements not available ·
Main Floor	Mud Room · Measurements not available ·
Main Floor	Covered Porch · Measurements not available ·
Upper Level	Bonus Room · 11' × 10'8" ·
Upper Level	Bedroom - Primary · 14'8" × 11'8" ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Bedroom · 10' × 8'6" ·
Upper Level	Bedroom · 10' × 8'6" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Front Yard, Interior Lot, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE

Zoning:	DC
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/668-savanna-drive-ne-calgary-a2349585/

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