684 Savanna Drive NE

Calgary | Active | MLS® A2352387

$584,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**1,683 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A FULL BEDROOM WITH ITS OWN FOUR-PIECE ENSUITE ON THE MAIN FLOOR - ONCE YOU'VE LIVED WITH IT, YOU WON'T WANT TO GO BACK. Guests have their own comfortable retreat, extended family can settle in with ease, or the space can double as a private home office. It's the kind of flexibility that makes a home more useful from day one.

Set on a CORNER LOT in Savanna, this Homes by Avi duplex delivers FOUR BEDROOMS, THREE FULL BATHROOMS, a DOUBLE DETACHED GARAGE and a layout designed to make every square foot count.

The kitchen brings together QUARTZ COUNTERTOPS, a generous ISLAND WITH BREAKFAST BAR, PANTRY and GAS RANGE, creating a central gathering space that works equally well for cooking and conversation. The dining and living areas connect naturally, with an ELECTRIC FIREPLACE bringing a welcoming focal point to the main floor. A rear mudroom adds another practical touch.

Upstairs, the CENTRAL BONUS ROOM earns its square footage, creating a comfortable separation between the primary bedroom and two additional bedrooms. Movie nights, homework, or somewhere to unwind without taking over the main floor - the choice is yours. The primary bedroom features a WALK-IN CLOSET and PRIVATE ENSUITE, while a full main bathroom and convenient UPSTAIRS LAUNDRY complete the level.

Downstairs, the UNFINISHED BASEMENT offers room for future plans, with a SEPARATE SIDE ENTRANCE, BATHROOM ROUGH-IN and additional laundry connections already in place. A 200-AMP ELECTRICAL service and TANKLESS HOT WATER system add to the home's practical features.

Outside, a REAR DECK and DOUBLE DETACHED GARAGE are already part of the package.

Located in SAVANNA, an established northeast community with shopping, dining and services at SAVANNA BAZAAR and SAVANNA MARKET, plus parks, pathways and convenient access to major routes and the LRT.

Currently under construction, with possession anticipated for JANUARY 2027 - giving you time to plan your move, get everything organized and look forward to starting the new year in a brand-new home. Contact your preferred agent for more details.

• 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, and will be installed prior to possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352387
Bedrooms	4

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:	1,683 sq. ft.
Main Level Finished Area:	765 sq. ft.
Upper Level Finished Area:	806 sq. ft.
Acreage:	No
Lot Area:	3,277 sq. ft.
Lot Frontage:	24'10¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	2
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
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
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, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Inclusions:	N/A
Restrictions:	Call Lister
Main Floor	Covered Porch · Measurements not available ·
Main Floor	Entrance · Measurements not available ·
Main Floor	Living Room · 11' × 11' ·
Main Floor	Bedroom · 9'8" × 9'6" ·
Main Floor	Dining Room · 10'8" × 8'6" ·
Main Floor	Kitchen · 14'4" × 8'6" ·
Main Floor	Pantry · Measurements not available ·
Main Floor	Mud Room · Measurements not available ·
Upper Level	Bonus Room · 14'8" × 11' ·
Upper Level	Bedroom - Primary · 12' × 11'8" ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Bedroom · 11' × 8'2" ·
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, Breakfast Bar, High Ceilings, 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, Front Porch
Lot Features:	Back Lane, Corner Lot, Front Yard, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary

Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/684-savanna-drive-ne-calgary-a2352387/

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

Data was last updated November 23, 2026 at 08:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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