



GRASSROOTS
REALTY GROUP

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71 Savanna Parade NE
Calgary, Alberta

MLS # A2236920



\$749,995

| | | | |
|------------------|--|---------------|------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,949 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Pie Shaped L | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Mixed, Stone, Vinyl Siding, Wood Frame | Zoning: | R1-N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Smart Investment + Stylish Living | Income Generator in Prime NE Calgary! Welcome to 71 Savanna Parade NE – A beautifully designed 3-bed, 2.5-bath home with nearly 2,000 Sq. Ft of above-grade living space PLUS a fully finished 1-bedroom illegal basement suite with its own private entrance, perfect for rental income or extended family! Why You’ll Love This Home? - Mortgage Helper: The spacious 1-bedroom suite features its own kitchen, bathroom, laundry & entrance—ideal for tenants or multi-generational living. Modern & Bright: Open-concept main floor with sun-filled living areas and a functional layout designed for both relaxation and entertaining. Bonus Room Perfection: A versatile upper-floor bonus room for your home office, playroom, or media lounge. Peaceful Backyard: Enjoy your private, low-maintenance outdoor space with no rear neighbours for added serenity. Well-Maintained & Move-In Ready: Clean, cared-for, and ready for its next owner. ?? Unbeatable Location Situated in the vibrant community of Savanna in Saddle Ridge, you're just minutes from: Calgary International Airport Schools, shopping centres & restaurants Transit, parks & community amenities Whether you're a first-time buyer, savvy investor, or a growing family looking for extra income—this home checks all the boxes. ?? Don’t Miss Out! Homes with income potential in locations like this move fast. Book your private showing today before it’s gone!