

# \$699,900 - 344 Savanna Avenue Ne, Calgary

MLS® #A2251216

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

**\*\*Double Attached Garage Semi-Detached Home with a 1 Bed Basement Suite (illegal)\*\* | 1,877 SqFt | 4 Bedrooms | 3.5 Bathrooms | Modern Finishes | Wired For Sound | Quartz Countertops | Stainless Steel Appliances | Sparkling Chef's Kitchen | Spice Kitchen | Full Height Cabinets | Kitchen Island with Barstool Seating | Spice Kitchen Gas Cooktop & Range Hood | Upper Level Bonus Room | Spacious Bedrooms | Primary Ensuite Bathroom | Custom Closets | Upper Level Laundry Room | x Bedroom Basement Suite(illegal) | Separate Entry | Separate Basement Laundry | Great Kitchen | Full Height Cabinets & Stainless Steel Appliances | Open Floor Plan | Sizeable Bedrooms & 4pc Bath | Incredible Backyard | Deck | Lawn | Front Attached Double Garage | Driveway | Additional Street Parking. Welcome to this stunning 2-storey semi-detached home boasting 2,548 SqFt of developed living space throughout the main, upper & lower levels. The front door opens to a foyer with closet storage & open to below ceilings. The first living space is a great space for comfortable day seating. The open floor plan kitchen, dining & family rooms are an opportunity to host all your family gatherings. The sparkling kitchen is outfitted with full height upper cabinets, quartz countertops, stainless steel appliances & a large centre island with barstool seating. Keep this space clean & use the spice kitchen which holds a gas cooktop, range hood & additional cabinet storage. The dining & family rooms are**



bright with natural light beaming in through the large windows that overlook the backyard. The rear door leads to a great deck and backyard making indoor/outdoor living easy! The family room has an electric fireplace that sprinkles a flare of style. The main level is complete with a 2pc bath. Upstairs has plush carpet flooring & a grand bonus room at the top of the stairs giving you a comfortable & private space to unwind in the evenings. The primary bedroom is a personal oasis with a deep walk-in closet & private 5pc ensuite. The ensuite bath has a double vanity encased in quartz, a deep soaking tub & a walk-in shower. Bedrooms 2 & 3 on the other end of the upper level are both a great size and share the 4pc bath with a tub/shower combo. All bathrooms have full height mirrors too which is great for visibility but also enhances the space. The upper level laundry is a treat as its near all the bedrooms. Downstairs, the 1-bedroom basement suite(illegal) with a separate entry & its own laundry is a fully independent level of this home. The kitchen & rec room layout are great as it grants space for both living & dining. The basement bedroom is a good size & there's also a 4pc bath with a deep tub/shower combo. Outside is a gorgeous backyard and deck. The deck has a built-in gas line for those summer BBQs! The side entry to the basement has a concrete path making it a distinct entryway for the basement. The interior garage is painted & has a sink & custom cabinetry. Hurry & book your showing today!

Built in 2019

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2251216  |
| Price     | \$699,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,877                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 344 Savanna Avenue Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0X4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Electric Range, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                |
| Heating           | Forced Air                                                                                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                              |
| Fireplaces        | Electric, Family Room                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                            |
| Basement          | Exterior Entry, Full, Suite                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Rain Gutters        |
| Lot Description   | Back Yard, Interior Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 26                |
| Zoning         | R-G               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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