

# \$659,999 - 240 Savanna Road Ne, Calgary

MLS® #A2207222

## \$659,999

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.12 Acres

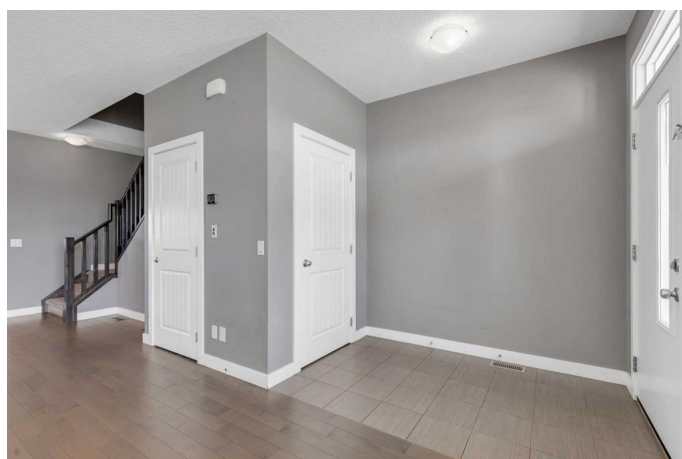
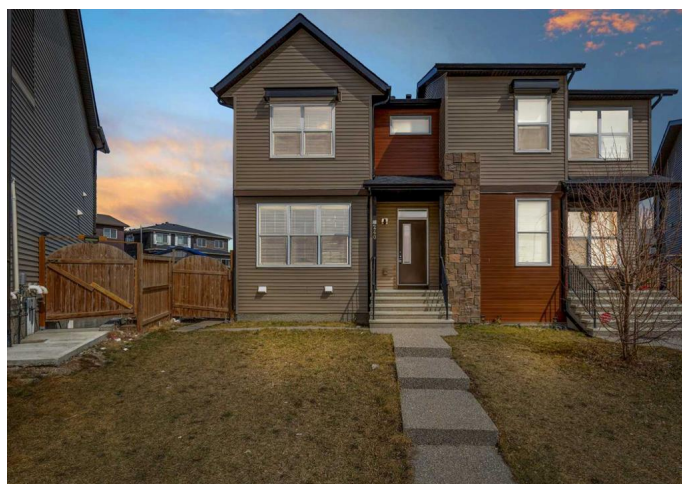
Saddle Ridge, Calgary, Alberta

Great opportunity for investors with this massive 500 Square Meter lot to possibly build a legal carriage suite over a garage (a secondary suite would be subject to approval and permitting by the city/municipality)! Upstairs there are 3 good sized bedrooms, a full main bathroom and a full ensuite in the primary bedroom (both bathrooms have granite countertops). Laundry is also conveniently located upstairs. The main floor open concept has 9' ceilings, upgraded wooden railings on the stairs, granite countertops, stainless steel appliances and upgraded laminate flooring throughout. The legal basement suite has a separate entrance, kitchen, laundry, full bathroom and large bedroom. New shingles, siding and eavestroughs just recently. New window screens coming. Builder upgrades in the basement are 9' ceilings and 3 egress windows.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207222  |
| Price          | \$659,999 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,508     |



|            |                        |
|------------|------------------------|
| Acres      | 0.12                   |
| Year Built | 2016                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 240 Savanna Road Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3N 1B4             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Separate Entrance  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard      |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding                        |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 26               |
| Zoning         | R-G              |

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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