



316 SAVANNA Avenue, Calgary T3J 0X5

MLS®#: **A2193363** Area: **Saddle Ridge** Listing **02/07/25** List Price: **\$729,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,067 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

15
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Finished Floor Area
 Abv Sqft: **1,835**
 Low Sqft:
 Ttl Sqft: **1,835**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		Bedroom	Main	29`9" x 36`8"
Kitchen	Main	31`5" x 42`5"	Living Room	Main	39`4" x 70`10"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
Bedroom	Upper	33`11" x 36`8"	Bedroom	Upper	35`0" x 33`11"
Family Room	Upper	46`9" x 32`10"	Laundry	Upper	
Bedroom - Primary	Upper	44`3" x 45`1"	4pc Bathroom	Basement	
Bedroom	Basement	35`3" x 43`3"	Bedroom	Basement	35`3" x 36`4"
Kitchen	Basement	30`11" x 36`1"	Game Room	Basement	50`4" x 38`7"
Furnace/Utility Room	Basement				

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1711802

Remarks

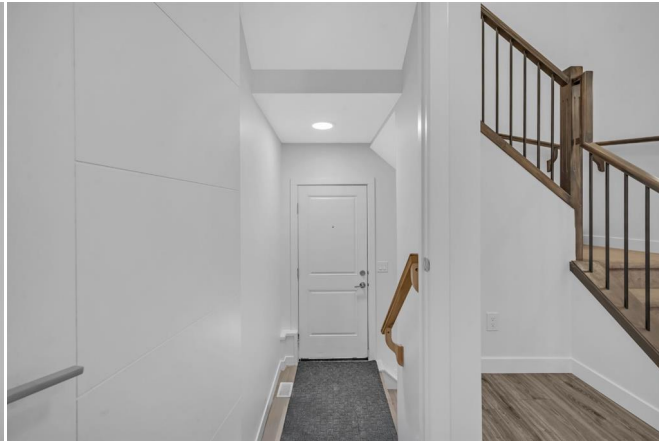
Pub Rmks: *****OPEN HOUSE ALERT - SATURDAY FEBRUARY 22ND,2025 FROM 1:00 PM-4:00 PM *** LEGAL BASEMENT SUITE | 6 BEDROOMS | 4 BATHROOMS | MAIN FLOOR BEDROOM + FULL BATHROOM | FRONT GARAGE | CENTRAL A/C | Welcome to this stunning 6-bedroom, 4-bathroom home in the highly sought-after community of Savanna! Offering OVER 2,600 Sq.Ft. of beautifully designed living space, this home is perfect for families and investors alike. The main floor features abundant natural light, 8 ft. doors, and oversized windows. The home is designed to meet every lifestyle need, beginning with the main floor that welcomes you with a bedroom and full bathroom—ideal for guests or multigenerational living. The chef's kitchen is a true highlight, showcasing upgraded cabinetry to the ceiling, a large center island, quartz countertops and a spacious pantry. Upstairs, a spacious loft serves as the perfect family retreat. The primary suite impresses with a walk-in closet and a 4-piece ensuite with an oversized glass shower, dual vanities, and quartz countertops. Two additional generously sized bedrooms share a stylish main bathroom with a custom vanity and tiled flooring. The fully finished LEGAL basement suite offers a separate entrance, modern kitchen, large recreation area, two bedrooms, full bathroom, and separate laundry, making it an excellent mortgage helper. The double front-attached garage, large backyard with a deck and prime location just steps from schools, shopping, YMCA, and LRT access make this home a rare find. Don't miss this incredible opportunity—book your showing today!**

Inclusions: **None**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













316 Savanna Ave NE, Calgary, AB

Main Floor Exterior Area 550.07 sq ft
Interior Area 777.55 sq ft
Excluded Area 404.22 sq ft



PREPARED: 20250508



White regions are excluded from total floor area in I/O/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 583.75 sq ft
Interior Area 638.20 sq ft
Excluded Area 10.90 sq ft



PREPARED: 20250508



White regions are excluded from total floor area in I/O/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 751.95 sq ft
Interior Area 721.03 sq ft



PREPARED 2025/02/09



While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.