



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SAVANNA Road, Calgary T3J 0V9**

MLS®#: **A2202104**      Area: **Saddle Ridge**      Listing Date: **03/12/25**      List Price: **\$579,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **2,669 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Detached, Garage Door Opener, On Street**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 1)**  
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`2" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 12`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1513189**

Remarks

Pub Rmks:

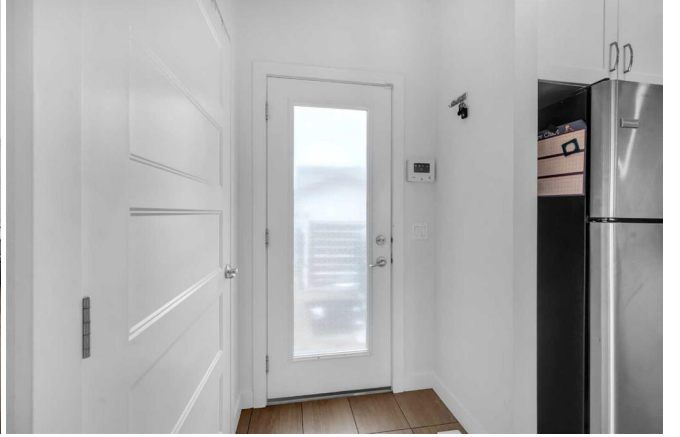
**Welcome to 220 Savanna Road NE! This immaculate semi-detached home is perfectly situated in the highly sought-after community of Saddle Ridge, facing a beautiful green space and playground. Conveniently located less than an 8-minute drive from Calgary International Airport, this home offers both comfort and convenience. Featuring three spacious bedrooms, including a primary bedroom with an ensuite, plus an additional 1.5 baths, this home is designed for modern living. The partially finished basement includes a bedroom, making it a great space for summer gatherings or a cozy kids' play area. Completing this property is a recently built oversized double detached garage, providing ample parking and storage.**

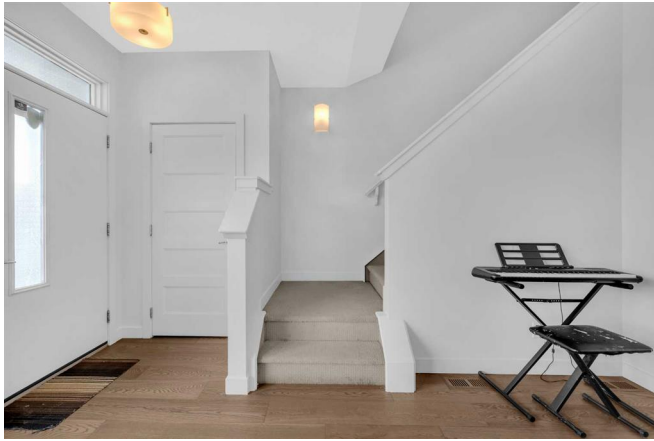
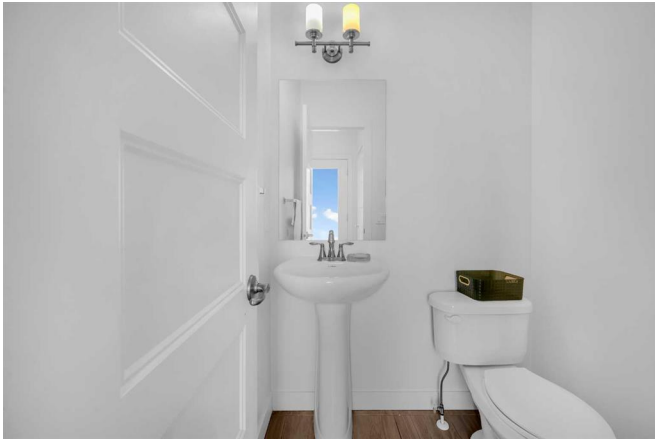
Inclusions:  
Property Listed By:

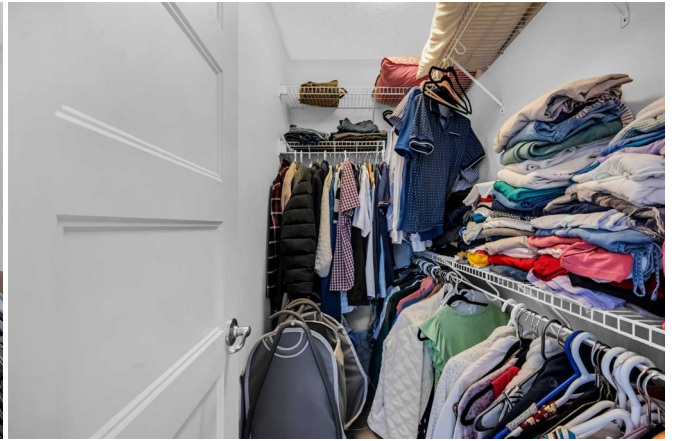
**None**  
**PREP Realty**

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











220 Savanna Rd NE, Calgary, AB

Upper Floor Exterior Area 638.30 sq ft  
Interior Area 978.20 sq ft  
Estimated Area 11.38 sq ft



0 3 6 ft

PREPARED: 2025/01/13



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

220 Savanna Rd NE, Calgary, AB

Main Floor Exterior Area 621.85 sq ft  
Interior Area 952.42 sq ft



0 3 6 ft

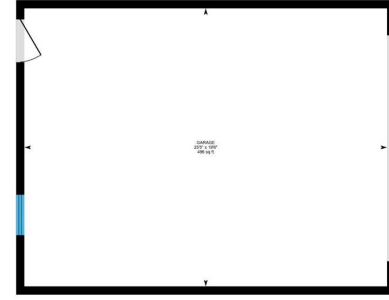
PREPARED: 2025/01/13



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Detached Garage Excluded Area 495.00 sq ft



0 2 4 ft

PREPARED: 2025/01/13



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