

# \$649,900 - 619 Savanna Crescent Ne, Calgary

MLS® #A2195264

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,468 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

This beautiful, brand new move-in ready 2-storey home is located in the sought-after and high-demand neighbourhood of Savanna Community. This home features a spacious main floor with 9' ceilings, a good-sized foyer and living room space, an upgraded kitchen with an added Gas line for a future Gas stove, a walk-in pantry, a large central island, a breakfast bar/spacious dining area. The main floor also includes a convenient powder room and a mudroom that provides the back door access to the backyard. Upstairs, you'll find a bright primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. to meet the needs of a growing family. Unspoiled basement for future development with separate entry, 9' ceiling height, Large Egress windows, roughed for future bath and bar. a 200 AMP electrical panel. This Property is located for you to enjoy the convenience of nearby SHOPPING/RESTAURANTS/BANKS, AND REGISTRY SERVICES ARE ONLY WITHIN A FEW MINUTES WALKING DISTANCE. AND ALSO WITHIN EASY ACCESS TO MAJOR ROUTES AND HIGHWAYS. COMES WITH FULL NEW HOME WARRANTY AND QUICK POSSESSION AVAILABLE.

Built in 2024

## Essential Information



MLS® # A2195264  
 Price \$649,900  
 Bedrooms 3  
 Bathrooms 3.00  
 Full Baths 2  
 Half Baths 1  
 Square Footage 1,468  
 Acres 0.06  
 Year Built 2024  
 Type Residential  
 Sub-Type Detached  
 Style 2 Storey  
 Status Active

**Community Information**

Address 619 Savanna Crescent Ne  
 Subdivision Saddle Ridge  
 City Calgary  
 County Calgary  
 Province Alberta  
 Postal Code T3J5P2

**Amenities**

Parking Spaces 2  
 Parking Alley Access, Off Street, Gravel

**Interior**

Interior Features Kitchen Island, No Animal H...  
 Counters, Separate Entrance, Rough-in  
 Appliances Dishwasher, Electric Stove, M...  
 Heating Forced Air  
 Cooling None  
 Has Basement Yes  
 Basement Exterior Entry, Full, Unfinishe

**Exterior**

Exterior Features Private Entrance, Private Yard, Rain Gutters  
 Lot Description Back Lane, Back Yard, City Lot, Front Yard



Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	60
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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