

# \$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	49
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.