

# \$719,900 - 343 Savanna Avenue Ne, Calgary

MLS® #A2241480

**\$719,900**

5 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.06 Acres

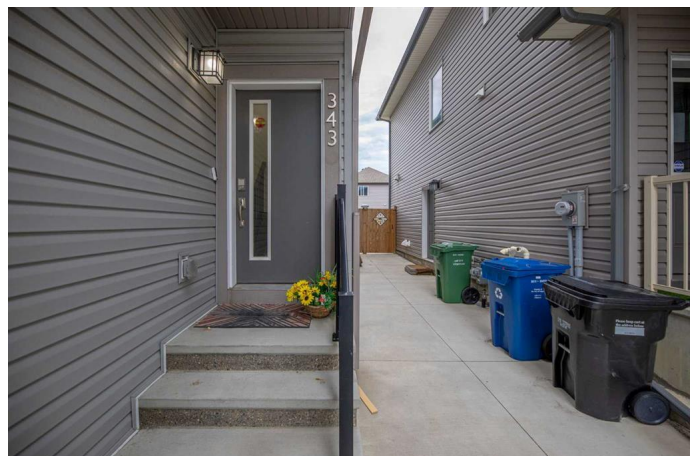
Saddle Ridge, Calgary, Alberta

Situated in Savanna, a charming and well-established neighbourhood in Calgary's Saddleridge, 343 Savanna Ave features a duplex with 3 bedrooms, 2.5 bathrooms, and a separate two-bedroom rental basement with an illegal suite. The home opens into a living room, followed by a dining area, then a spacious family room overlooking a gourmet kitchen equipped with all necessary amenities. Upstairs, there's a bonus room with a metal railing. Double doors lead into the large master bedroom, which boasts an upgraded walk-in closet, a 3-piece en-suite, and two additional spacious bedrooms with walk-in closets, plus another 4-piece bathroom. The backyard offers a deck and a large yard perfect for kids. Central air conditioning ensures comfort during hot summer days. The rental basement includes 2 sizable bedrooms, a full kitchen, and a 4-piece bathroom. Overall, this is an excellent opportunity. Don't delay—contact your favorite realtor today!

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241480  |
| Price      | \$719,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,819                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 343 Savanna Avenue Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0X4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows                                                      |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Exterior Entry, Finished, Full                                                                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 41              |
| Zoning         | R-G             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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