# \$589,900 - 68 Savanna Place Ne, Calgary

MLS® #A2208387

#### \$589,900

3 Bedroom, 3.00 Bathroom, 1,531 sqft Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

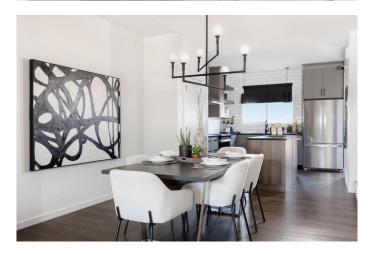
Welcome to 68 Savanna Place NE, where modern comfort meets cultural connection in the heart of one of Calgary's most vibrant and welcoming communities. This brand new Sasha model from Homes by Avi offers 1,531 square feet of intelligently designed living space, perfect for families, professionals, or anyone looking for a fresh start in a thoughtfully built home. With quick possession available, you can be settled in and enjoying your new space sooner than you think. From the moment you step through the front door, the open-concept main floor sets a welcoming tone. The great room flows into a generously sized dining area and a stunning 14' wide kitchenâ€"complete with quartz countertops, a walk-in pantry, and a central island that invites connection. Whether you're hosting a large family dinner or preparing something small and simple, this kitchen gives you the space and features to do it all.

Upstairs, a versatile bonus room offers a flexible space for everything from family movie nights to a quiet study area or home office. The upper floor laundry room (yes, no more carrying laundry up and down stairs!) sits just steps away from three spacious bedrooms, including a primary suite with a walk-in closet and a private ensuite bathroom with a sleek walk-in shower.

Additional upgrades include a 200 amp electrical panelâ€"future-proofed for an electric vehicle charger or basement developmentâ€"a







9' foundation height for a brighter basement, and a full-size double detached garage with rear lane access. The home is designed for real life: stylish, functional, and ready to grow with you.

But what truly sets this home apart is the community. Located in Savanna, part of the established Saddle Ridge area, this neighbourhood blends modern convenience with deep cultural roots. Savanna is known for its strong sense of community, nearby places of worship, and easy access to schools, parks, and local healthcare. You're just minutes away from the vibrant Savanna Bazaar-style plaza, packed with grocery stores, restaurants, and shops that reflect the diverse and dynamic character of northeast Calgary. Plus, with nearby transit options and the future Green Line LRT extension, getting around the city will only get easier.

Whether you're a new Calgarian looking to establish roots, a multigenerational family needing space and connection, or a first-time buyer ready to make a smart move, this home offers more than just four wallsâ€"it offers a lifestyle. Thoughtful details, a welcoming neighbourhood, and room to grow. This is more than just a place to liveâ€"it's a place to belong.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€" fit and finish may differ on finished spec home. Floorplans and interior selections shown in photos.

Built in 2025

### **Essential Information**

MLS® # A2208387 Price \$589,900

Bedrooms 3
Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,531 Acres 0.05 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 68 Savanna Place Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5P8

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Interior Lot, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 8

Zoning DC

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.