

# \$699,900 - 344 Savanna Avenue Ne, Calgary

MLS® #A2251216

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

**\*\*Double Attached Garage Semi-Detached Home with a 1 Bed Basement Suite (illegal)\*\* | 1,877 SqFt | 4 Bedrooms | 3.5 Bathrooms | Modern Finishes | Wired For Sound | Quartz Countertops | Stainless Steel Appliances | Sparkling Chefâ€™s Kitchen | Spice Kitchen | Full Height Cabinets | Kitchen Island with Barstool Seating | Spice Kitchen Gas Cooktop & Range Hood | Upper Level Bonus Room | Spacious Bedrooms | Primary Ensuite Bathroom | Custom Closets | Upper Level Laundry Room | x Bedroom Basement Suite(illegal) | Separate Entry | Separate Basement Laundry | Great Kitchen | Full Height Cabinets & Stainless Steel Appliances | Open Floor Plan | Sizeable Bedrooms & 4pc Bath | Incredible Backyard | Deck | Lawn | Front Attached Double Garage | Driveway | Additional Street Parking. Welcome to this stunning 2-storey semi-detached home boasting 2,548 SqFt of developed living space throughout the main, upper & lower levels. The front door opens to a foyer with closet storage & open to below ceilings. The first living space is a great space for comfortable day seating. The open floor plan kitchen, dining & family rooms are an opportunity to host all your family gatherings. The sparkling kitchen is outfitted with full height upper cabinets, quartz countertops, stainless steel appliances & a large centre island with barstool seating. Keep this space clean & use the spice kitchen which holds a gas cooktop, range hood & additional cabinet storage. The dining & family rooms are**



bright with natural light beaming in through the large windows that overlook the backyard. The rear door leads to a great deck and backyard making indoor/outdoor living easy! The family room has an electric fireplace that sprinkles a flare of style. The main level is complete with a 2pc bath. Upstairs has plush carpet flooring & a grand bonus room at the top of the stairs giving you a comfortable & private space to unwind in the evenings. The primary bedroom is a personal oasis with a deep walk-in closet & private 5pc ensuite. The ensuite bath has a double vanity encased in quartz, a deep soaking tub & a walk-in shower. Bedrooms 2 & 3 on the other end of the upper level are both a great size and share the 4pc bath with a tub/shower combo. All bathrooms have full height mirrors too which is great for visibility but also enhances the space. The upper level laundry is a treat as its near all the bedrooms. Downstairs, the 1-bedroom basement suite(illegal) with a separate entry & its own laundry is a fully independent level of this home. The kitchen & rec room layout are great as it grants space for both living & dining. The basement bedroom is a good size & there's also a 4pc bath with a deep tub/shower combo. Outside is a gorgeous backyard and deck. The deck has a built-in gas line for those summer BBQs! The side entry to the basement has a concrete path making it a distinct entryway for the basement. The interior garage is painted & has a sink & custom cabinetry. Hurry & book your showing today!

Built in 2019

### **Essential Information**

MLS® #	A2251216
Price	\$699,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	344 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	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Electric Range, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX Crown
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