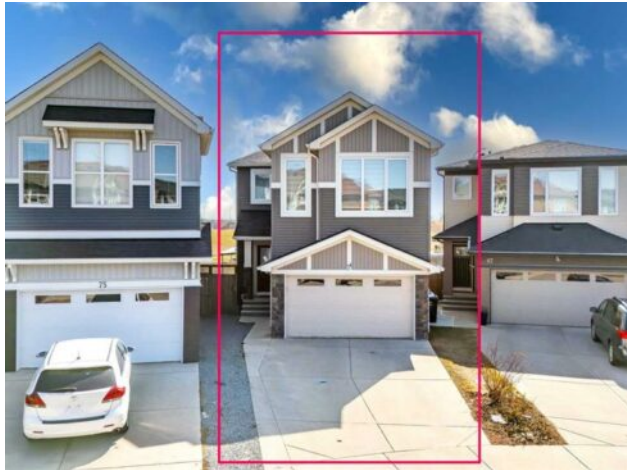


71 Savanna Parade NE
Calgary, Alberta

MLS # A2215693



\$749,998

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, No Neighbours Behind, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Chimney Hood Fan, Window Blinds		

HUGE PRICE IMPROVEMENT FOR A QUICK SALE. HOT INVESTMENT OPPORTUNITY! 71 Savanna Parade NE, Calgary – Income Potential + Mortgage Helper! Prime Location | ? 1,950 Sq. Ft + 715+ Sq. Ft Illegal Suite | Rental Income Ready! **YOUR DREAM HOME + MORTGAGE HELPER!** This spacious 3-bed, 2.5-bath, 2-story gem comes with a fully illegal basement suite (1 bed, 1 bath, private entrance, kitchen & laundry), generating extra income to ease your mortgage in today’s economy! **HIGHLIGHTS:** 1,950+ Sq Ft of stylish living space (above grade) Open-concept main floor with a bright, inviting layout Spacious bonus room upstairs—perfect for a playroom, office, or media space Private, low-maintenance backyard—**NO NEIGHBOURS BEHIND!** Separate side entrance for basement suite (ideal for tenants or extended family) Well-maintained & move-in ready **PRIME LOCATION:** Close to the airport, shopping, restaurants, schools, cafes, and endless amenities—everything you need is just minutes away! **ACT FAST—Homes like this DON’T LAST!** Schedule your showing **TODAY** before it’s gone!