

# \$599,900 - 52 Savanna Place Ne, Calgary

MLS® #A2197948

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,516 sqft  
Residential on 0.05 Acres

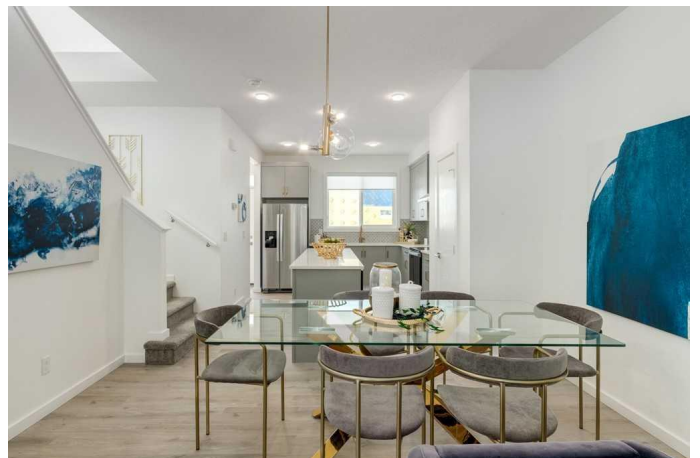
Saddle Ridge, Calgary, Alberta

Welcome to 52 Savanna Place NE where style, space, and smart design come together in a home built for modern living. This brand-new Sasha model by Homes by Avi is a three-bedroom, 2.5-bathroom duplex unit offering 1,516 sq. ft. of thoughtfully designed space in the heart of Savanna, one of Calgary's most vibrant and welcoming communities. And the best part? This home will be move-in ready by the end of March!

Step inside and experience bright, open-concept living—perfect for entertaining guests, gathering with family, or simply enjoying a quiet evening at home. The spacious kitchen features quartz countertops, a large island, and a walk-in pantry, giving you plenty of room to cook up your favorite meals. The main floor also includes a flex space—a private nook perfect for a home office, prayer space, or study area.

Upstairs, the bonus room offers an extra space for movie nights or a play area for the kids. The primary bedroom is your personal retreat, complete with a walk-in closet and ensuite bathroom. Two additional bedrooms and upper-floor laundry make daily life easier and more convenient.

Outside, enjoy a rear deck for summer BBQs and a detached double garage, offering secure parking and extra storage. The unfinished basement with a 9' foundation and



upgraded electrical panel means you have the potential to create even more living space—whether it's a separate living area (subject to city approval) or a recreation area for your family.

But what truly sets this home apart is its location. Savanna is a bustling, family-friendly community in NE Calgary, known for its diverse culture, fantastic amenities, and strong sense of community. Here, you're minutes away from Saddletown LRT, grocery stores, schools, and places of worship. The Savanna Bazaar is right nearby, offering a mix of shopping, dining, and services that reflect the vibrant South Asian culture of the neighborhood.

If you're looking for a quick possession home that's stylish, spacious, and in an unbeatable location, this is the one! Move in by the end of March and start making memories in your new home right away! Photos are of a finished showhome of the same model - Please see interior finishing specifications for this home in the photos. Home is under construction, but showings can be arranged.

Let's make this your next address—book your showing today!

Built in 2025

### **Essential Information**

MLS® #	A2197948
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516

Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	52 Savanna Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, Humidity Control
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	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
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Days on Market 35  
Zoning DC

### **Listing Details**

Listing Office CIR Realty

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