

# \$475,000 - 218, 669 Savanna Boulevard Ne, Calgary

MLS® #A2266637

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,707 sqft

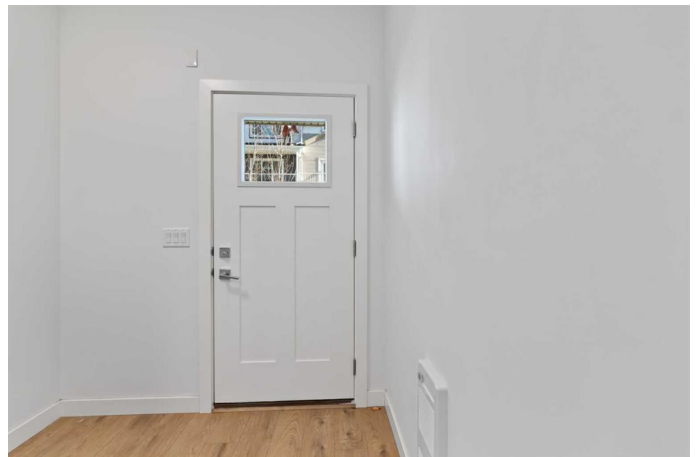
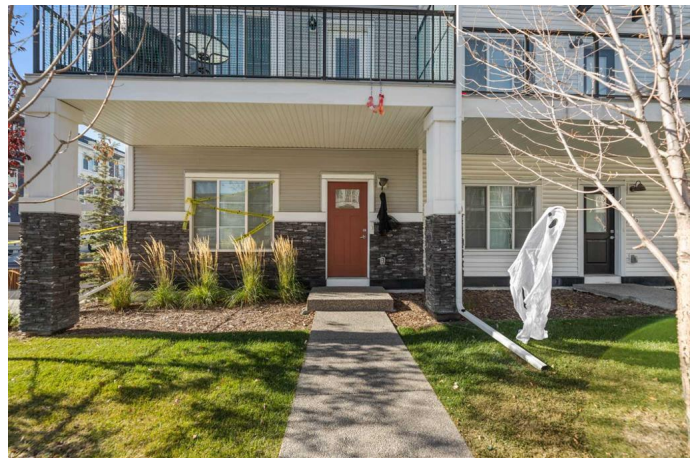
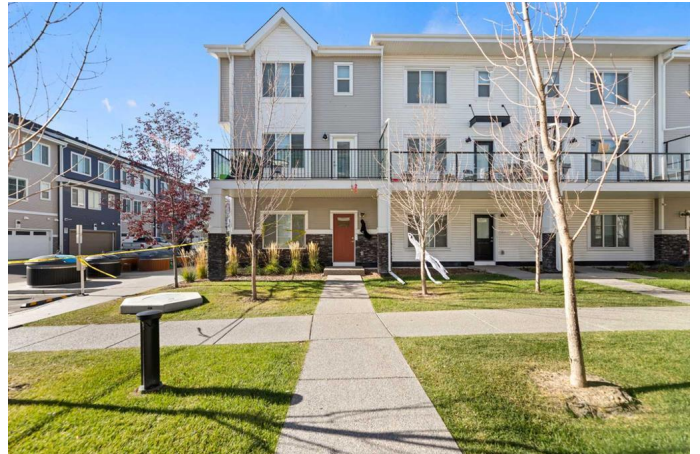
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Experience upscale living in this luxury townhome, perfectly situated in the established community of Saddle Ridge. Built by Calgary's premier builder, Truman Homes, this 4-bedroom 2.5-bath residence showcases exceptional craftsmanship and modern design throughout. The upper level hosts a serene primary suite complete with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional bedrooms and a stylish main 4-piece bathroom provide ample space for family or guests. On the main living level, you'll find a chef-inspired kitchen featuring sleek quartz countertops, stainless steel appliances, and generous cabinetry. The bright and open dining and living areas are bathed in natural light, creating a warm and inviting space for everyday living or entertaining. Step out onto the spacious balcony, perfect for BBQs and gatherings with friends and family. A versatile main-floor bedroom offers the ideal setup for a home office or den, while the upper-floor laundry and double attached garage add convenience and practicality to everyday life. Located steps from parks, pathways, schools, and shopping with quick access to Stoney Trail this home offers both comfort and connectivity. Contact your favorite Realtor to book a private showing today!

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2266637      |
| Price          | \$475,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,707         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 218, 669 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 2K2                       |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached            |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | M-X1 d100          |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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