

# \$975,000 - 165 Savanna Passage Ne, Calgary

MLS® #A2257794

**\$975,000**

7 Bedroom, 4.00 Bathroom, 2,241 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today!



Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257794    |
| Price          | \$975,000   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,241       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 165 Savanna Passage Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 2J7                |

Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Street |
| # of Garages   | 2                                                                            |

Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked                 |
| Heating           | Forced Air, Natural Gas, See Remarks, High Efficiency, Other                                                                                            |
| Cooling           | Central Air                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                     |

|          |                                               |
|----------|-----------------------------------------------|
| Basement | Exterior Entry, Full, Suite, Walk-Up To Grade |
|----------|-----------------------------------------------|

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters |
|-------------------|--------------------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Low Maintenance Landscape, Paved, Rectangular Lot |
|-----------------|--------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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