

# \$920,000 - 165 Savanna Passage Ne, Calgary

MLS® #A2257794

**\$920,000**

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          | \$920,000   |
| 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, Garage Faces Front, On Street, Front Drive |
| # 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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Gas Range                 |
| Heating           | High Efficiency, Forced Air, Natural Gas, See Remarks, Other                                                                                            |
| Cooling           | Central Air                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Exterior Entry, Suite, Walk-Up To Grade                                                                                                           |

**Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters                   |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 32                   |
| Zoning         | R-G                  |

**Listing Details**

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

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