

# \$1,380,000 - 33 Savanna Grove Ne, Calgary

MLS® #A2204857

**\$1,380,000**

7 Bedroom, 5.00 Bathroom, 3,540 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spacious home with almost 4500 sq. ft. of living space, ideal for large or extended families. The main floor features a roomy foyer leading to an office or bedroom, along with a full 3-piece bathroom. The open-concept living area includes a stylish kitchen with a custom pantry and built-in shelving in the living room. Upstairs, there's a BONUS room, a laundry room, and four bedrooms, including a master with an ensuite and another 3-piece bathroom.

The third level offers two more large bedrooms—one currently used as an exercise room—and the other with access to a private balcony, plus another 3-piece bathroom. The fully finished basement suite (illegal) adds even more space, complete with a kitchen, laundry, bedroom, and a 4-piece bathroom.

This home is wheelchair accessible with an ELEVATOR and accessible bathrooms. Currently operating as a care facility, it can easily be converted back to a private home. Any medical equipment is part of the business and is not included in the sale. The business can be negotiated separately if the new owner wishes to continue running the senior home facility. Contact for more details.

Built in 2017

## Essential Information



MLS® #	A2204857
Price	\$1,380,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,540
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	33 Savanna Grove Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0V5

### **Amenities**

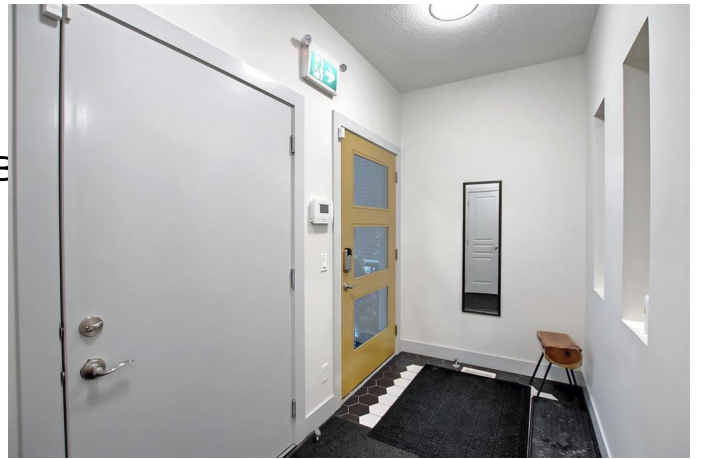
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Other, Playground
Lot Description	Backs on to Park/Green Landscape, No Neighbours E
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



## Additional Information

Date Listed	March 22nd, 2025
Days on Market	18
Zoning	R-G

## Listing Details

Listing Office	CalEstate Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.