

# \$614,900 - 723 Savanna Crescent Ne, Calgary

MLS® #A2223370

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,468 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

If you've been searching for a home that feels just right—modern, move-in ready, and full of possibilities—welcome to 723 Savanna Crescent NE. This brand new Homes by Avi Alexis model isn't just a house. It's a fresh start in a community designed for connection, culture, and long-term value. With 1,468 square feet of smartly planned living space, this detached rear-laned home has all the right features in all the right places. There's a welcoming front porch, a bright open-concept layout, and a rear parking pad for future garage potential. Front yard sod is already included—just bring your patio chairs and enjoy your morning chai.

Inside, the kitchen is the heart of the home, with quartz countertops, a stylish backsplash, and rich Gauntlet Grey cabinets that offer a high-end look without the high price tag. A durable Silgranite sink and gas line rough-in for a future stove add function to the style. A large island with breakfast bar seating invites everything from casual meals to friendly chats. Just off the kitchen, the stairwell niche offers a clever spot for a desk, bookshelf, or accent table—perfect for staying organized or adding a touch of personality. The living room features a cozy electric fireplace and large windows that bring in natural light.

Upstairs, three well-sized bedrooms offer space for everyone. The primary bedroom is a quiet retreat with a raised 9' ceiling, walk-in closet, and private ensuite. The upper-level laundry room makes everyday life easier, and



a second laundry hookup in the basement adds valuable flexibility.

And speaking of the basement—this one is full of potential. A separate side entrance leads directly down, ideal for future development. With 9' foundation walls, a 200 amp electrical panel, a full bathroom rough-in, a bar sink rough-in (which could serve as a future kitchen sink), and an extra laundry connection, the space is ready to adapt—whether for extended family, rental income, or just room to grow.

Set in the northeast community of Savanna, this home is part of a master-planned neighbourhood built for connection and convenience. With schools, playgrounds, transit, medical centres, grocery stores, and the lively Savanna Bazaar all close by, life here is both practical and vibrant. Wide sidewalks, future LRT access, and nearby places of worship make it a place where families, multigenerational households, and newcomers can all feel at home. Whether you're just starting out or investing in a growing area, Savanna delivers.

PLEASE NOTE: Photos are of a finished Showhome of the same model — FLOORPLAN IS THE SAME BUT REVERSED, fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

MLS® #	A2223370
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	723 Savanna Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5T4

### Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Interior Lot, Level, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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