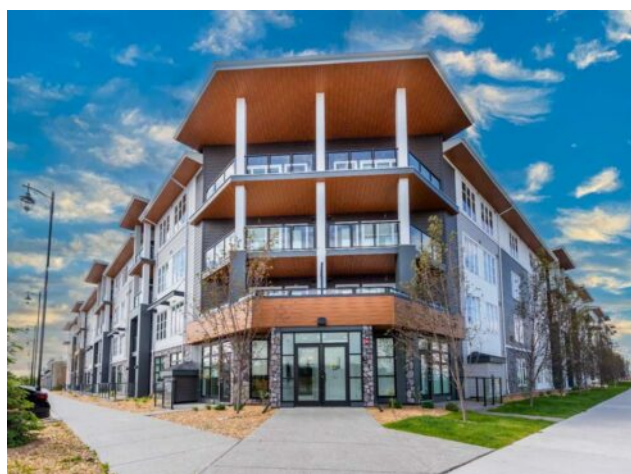


1317, 681 Savanna Boulevard N
Calgary, Alberta

MLS # A2237696



\$399,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Mixed, Other	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to contemporary top-floor living in this beautifully designed 2-bed, 2-bath condo by Truman Homes in the heart of Savanna II. This bright, open-concept unit features a modern kitchen with quartz countertops, stainless steel appliances, and a breakfast bar—perfect for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and sleek ensuite with a glass walk-in shower. A versatile second bedroom and full second bath offer ideal space for guests, family, or a home office. Enjoy low-maintenance living with no carpet throughout, plus a private balcony with stunning city views. Additional highlights include secure underground parking, extra storage, a fitness center, and elevator access. Just minutes from shopping, dining, parks, schools, and transit. Don't miss this opportunity to own in one of NE Calgary's most vibrant communities—book your showing today!