

1311, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2277053



**\$314,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 275

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** M-X2 d111

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

PRICE REDUCED!! Excellent value! Welcome to a vibrant and modern condo that perfectly blends comfort, functionality, and style. Located in a thriving, community-oriented neighborhood, this 2-bedroom, 2-bathroom home offers everything you need for low-maintenance living with a splash of elegance. Positioned on the third floor, this unit offers a bright and open-concept layout welcoming you with luxury vinyl flooring that's as durable as it is attractive. The living and dining areas flow effortlessly into a sleek kitchen featuring quartz countertops, stainless steel appliances, and tasteful finishes ideal for anyone who enjoys tapping into their inner chef. The primary bedroom offers a private retreat with ample natural light and an adjoining full 4-piece ensuite. A generous second bedroom provides flexibility—ideal for guests, a home office, or that workout space you keep telling yourself you'll use. The second full bath makes hosting a breeze while adding convenience for everyday living. Take a breather on your own private balcony—your new favorite spot for early morning coffee, quiet reading sessions, or barbecues that impress neighbours into thinking you're a grill master. Need a place to stash your bike? There's indoor bicycle storage for that. Hate circling the block for parking? Problem solved with your secure underground stall. Plus, in-suite laundry means never having to dig for loose change or braving shared machines. Residents also have access to an on-site fitness center, perfect for staying active without ever leaving the building. When you do venture out, you'll find local lifestyle perks within walking distance, including nearby Savanna Park for fresh air and leisurely strolls. Commuters will appreciate proximity to transit stops like Saddletowne Terminal, while families benefit from reputable

schools such as Gobind Sarvar High School close by. Nearby shopping and dining destinations complete the picture, making daily errands and takeout nights super convenient. Whether you're looking to buy your first home, downsize intelligently, or invest wisely, this smartly designed condo fits the bill. It's not just a place to live—it's a place where convenience meets modern design and turns into something you'll be happy to come home to. Don't miss out. Call today for more information!!