

2114, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2291554



**\$354,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 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>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Welcome to this stunning main-floor corner unit condo in the Savanna II building, offering 863 sq. ft. of thoughtfully designed living space with extra privacy and abundant natural light. This beautiful 2-bedroom, 2-bathroom home features a spacious primary bedroom that easily accommodates a king-sized bed and is filled with natural light from large windows on two sides. The modern kitchen showcases sleek stainless-steel appliances and bright quartz countertops, seamlessly connecting to the open-concept living area that leads to a large balcony—perfect for relaxing, entertaining, or enjoying barbecue evenings with friends and family. The unit also includes convenient in-suite laundry, while the building offers excellent amenities such as a fitness center, comfortable resident lounge, dog wash station, and bike wash area. Ideally located just steps from restaurants, cafes, grocery stores, parks, and other everyday essentials, this condo offers exceptional urban convenience with everything you need within a short walk—don't miss this opportunity and book your showing with your favorite realtor today.