



1107, 681 Savanna Boulevard NE
Calgary, Alberta

MLS # A2304640



\$355,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 28
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautiful main-floor West-facing unit, offering over 800sqft of thoughtfully designed living space, complete with underground titled parking. This stunning 2 bed, 2 bath condo features wide plank flooring throughout with open concept living. A stylish chef-inspired kitchen featuring stainless steel appliances, white subway tile backsplash, bright quartz countertops, a pantry, and a kitchen island. A spacious primary bedroom comfortably fits a king-sized bed and includes a walk-through closet leading to a 4-piece ensuite with quartz counters and a glass enclosed shower. The second bedroom is generously sized and located near a modern 3-piece bathroom with sleek finishes and quartz countertops. Enjoy your private patio with a BBQ gas line, ideal for relaxing summer evenings or hosting friends and family. In-suite stacked laundry add to your everyday convenience. This well managed building offers exceptional amenities, including a fitness centre, residents' lounge, dog wash station, and bike wash area. This condo also comes with 1 underground heated parking stall and a storage locker. Located just steps from restaurants, cafes, grocery stores, and parks. Everything you need within minutes of your front door.