



GRASSROOTS
REALTY GROUP

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1415, 681 Savanna Boulevard NE
Calgary, Alberta

MLS # A2309606



\$319,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 291
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to your new home, where modern style meets everyday comfort. This great sized condo offers two spacious bedrooms and two beautifully appointed bathrooms, thoughtfully designed with privacy and convenience in mind. Each large bedroom features its own walk-in closet and direct access to a bathroom, creating the perfect retreat for homeowners and guests alike. The contemporary kitchen showcases sleek quartz countertops, stainless steel appliances, and a seamless open-concept layout that flows effortlessly into the bright living and dining area. Step outside onto the balcony—an ideal space to unwind, entertain, or enjoy your morning coffee. Additional highlights include the convenience of in-suite laundry, an underground heated and tiled parking stall for added comfort during the winter months, and access to premium building amenities including a fitness centre and inviting resident lounge. Perfectly situated near shopping, parks, and scenic walking trails, this exceptional home offers a lifestyle of convenience, comfort, and connection right at your doorstep.