

**1318, 681 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2220647



\$359,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Modern 2-Bedroom, 2-Bath Condo in the Heart of Savanna & Saddle Ridge. Welcome to this stylish 3rd-floor unit, where comfort and convenience meet contemporary design. Featuring luxury vinyl plank flooring throughout and large windows that flood the space with natural light, this open-concept condo is both elegant and functional. The spacious kitchen boasts a center island, stainless steel appliances, and flows seamlessly into the bright living area—perfect for entertaining. Step out onto your private balcony and enjoy your morning coffee or unwind in the evening. This home offers 2 generous bedrooms, including a primary suite with a walk-through closet leading to a private ensuite bathroom. The second full bathroom and in-unit laundry add to the everyday convenience. Parking is a breeze with your titled underground stall, and pet owners will appreciate the dedicated dog wash station. Take advantage of the on-site recreational room and fully equipped gym, ideal for both relaxation and fitness. Located within walking distance to local shops and public transit, Savanna is one of Saddle Ridge's most desirable communities. Whether you're a first-time buyer, downsizing, or investing, this is the perfect place to call home. Savanna & the obvious choice in Saddle Ridge. Don't miss out!