

**1107, 681 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2304640**



**\$355,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 28
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.