

1405, 681 Savanna Boulevard NE
 Calgary, Alberta

MLS # A2349444



\$300,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Savanna II, a modern two bedroom condo in Savanna in Saddleridge offering a well designed layout, contemporary finishes, and excellent access to the shops, restaurants and everyday conveniences that make this area so practical. Offering 812 square feet of living space, the unit features an open floorplan with high ceilings, quartz countertops and durable vinyl flooring throughout. The kitchen includes a large island with breakfast bar seating, plenty of prep space and an open connection to the dining and living areas, making the layout equally functional for everyday living or entertaining. Both bedrooms are generously sized, with the primary bedroom featuring a walk in closet and private ensuite. A second full bathroom and convenient in suite laundry complete the interior. Savanna II is only two years old and offers several useful resident amenities, including a main floor fitness centre, a spacious lounge that works well for gatherings and kids' birthday parties, visitor parking, and a dog wash station located in the underground parking area. That's right, pets are welcome here - up to 2 pets (cats/dogs) as long as you seek official approval from the condo. The unit sits on the quieter east side of the building, with an open view to the east and plenty of morning sun. Parks, playgrounds, schools, walking and cycling paths are all nearby, while shopping, restaurants and other services are just minutes away. A great option for anyone looking for a newer condo with a functional layout, useful building amenities and convenient access to everything Savanna and Saddleridge have to offer.