

1107, 681 Savanna Boulevard NE
Calgary, Alberta

MLS # A2304640



\$355,000

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|------------------|------------------------------------|---------------|------------------|
| 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.