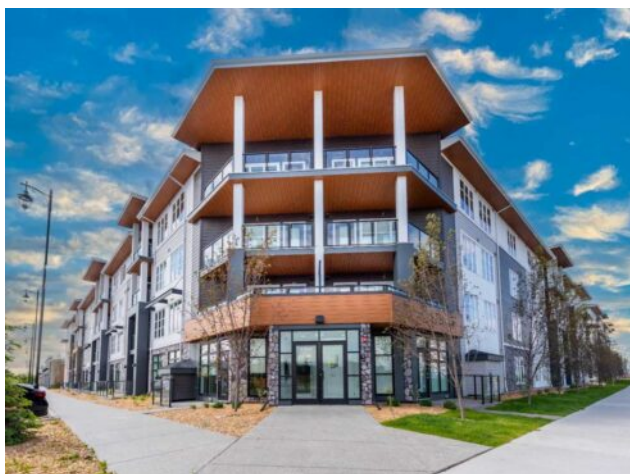


1317, 681 Savanna Boulevard N
Calgary, Alberta

MLS # A2309485



\$349,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Mixed, Other

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 270

LLD: -

Zoning: M-X2

Utilities: -

Inclusions: N/A

Welcome to 681 Savanna Boulevard NE, Unit 1317 — a beautifully designed top-floor 2-bedroom, 2-bathroom condo by Truman Homes in the vibrant community of Savanna/Saddle Ridge. Built in 2024 and offering 808.92 sq. ft. RMS, this bright, open-concept home features stylish vinyl plank flooring throughout, a modern kitchen with quartz countertops, stainless steel appliances, kitchen island/breakfast bar, and a spacious living area that opens to a private south-facing balcony with city views. The primary bedroom includes a walk-through/walk-in closet and a sleek 3-piece ensuite with glass shower, while the second bedroom and full 4-piece bath offer great flexibility for guests, family, a roommate, or a home office. Enjoy in-suite laundry, secure underground parking, in-unit storage, elevator access, fitness centre, bicycle storage, party room, visitor parking, and more. Close to shopping, dining, parks, schools, pathways, transit, and major roadways — this move-in-ready condo delivers modern, low-maintenance living in one of NE Calgary's growing communities. Book your showing today!