

1317, 681 Savanna Boulevard N

Calgary, Alberta

MLS # A2237696

\$399,999

		<b>Division:</b>		Saddle Ridge	
		<b>Type:</b>		Residential/Low Rise (2-4 stories)	
		<b>Style:</b>		Apartment-Single Level Unit	
		<b>Size:</b>		809 sq.ft.	<b>Age:</b> 2024 (1 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>		Forced Air, Natural Gas		<b>Water:</b>	-
<b>Floors:</b>		Vinyl Plank		<b>Sewer:</b>	-
<b>Roof:</b>		Asphalt Shingle		<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>		-		<b>LLD:</b>	-
<b>Exterior:</b>		Mixed, Other		<b>Zoning:</b>	M-X2
<b>Foundation:</b>		Poured Concrete		<b>Utilities:</b>	-
<b>Features:</b>		Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)			
<b>Inclusions:</b>		N/A			

Welcome to contemporary top-floor living in this beautifully designed 2-bed, 2-bath condo by Truman Homes in the heart of Savanna II. This bright, open-concept unit features a modern kitchen with quartz countertops, stainless steel appliances, and a breakfast bar&mdash;perfect for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and sleek ensuite with a glass walk-in shower. A versatile second bedroom and full second bath offer ideal space for guests, family, or a home office. Enjoy low-maintenance living with no carpet throughout, plus a private balcony with stunning city views. Additional highlights include secure underground parking, extra storage, a fitness center, and elevator access. Just minutes from shopping, dining, parks, schools, and transit. Don&rsquo;t miss this opportunity to own in one of NE Calgary&rsquo;s most vibrant communities&mdash;book your showing today!