



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1317, 681 Savanna Boulevard N  
Calgary, Alberta

MLS # A2237696



**\$399,999**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Mixed, Other	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	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't miss this opportunity to own in one of NE Calgary's most vibrant communities&mdash;book your showing today!