



GRASSROOTS
REALTY GROUP

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**1214, 681 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2241732



\$360,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 290
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and spacious 2 bedroom, 2 bathroom CORNER-UNIT condo offering 866 sq ft of modern living space in the vibrant community of Savanna. Built in 2024 by Truman Homes, this stylish home features 9-foot ceilings and luxury vinyl plank flooring throughout. The open-concept layout is flooded with natural light from large south-facing windows and showcases a contemporary kitchen with white quartz countertops, stainless steel appliances, and a large island with seating and sleek pendant lighting. The sunlit living area flows seamlessly onto a private south-facing balcony, perfect for enjoying sunny afternoons. Both bedrooms are generously sized, including a primary bedroom complete with a walk-in closet and a private ensuite bathroom. A second full bathroom and convenient in-unit laundry complete the space. Enjoy the comfort and convenience of titled underground parking along with access to fantastic building amenities including a fully equipped gym and a recreation room. Located just steps from Savanna Bazaar, shopping, dining, parks, schools, and public transit, this move-in ready home is perfect for first-time buyers, downsizers, or investors alike.