



2111, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2286616



**\$364,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome to this bright and well-maintained 2-bedroom, 2-bathroom main-floor apartment, offering the perfect blend of comfort and convenience. Enjoy easy access with no stairs and a functional layout ideal for families, downsizers, or investors. Located just steps from a vibrant commercial strip plaza, you'll have shops, restaurants, and everyday essentials right at your doorstep. Public transit is within walking distance, making commuting simple, while nearby parks and schools add to the appeal for families and outdoor lovers alike. A fantastic opportunity to own a centrally located home that combines accessibility, lifestyle, and value