



**GRASSROOTS**  
REALTY GROUP

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

1402, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2130099



**\$423,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** N/A

Welcome to Savanna II Condos by TRUMAN! This stunning corner unit offers the largest 2 bedrooms and 2 bathrooms in Savanna 2, complete with a titled underground parking stall. Experience the pinnacle of luxury living with high-end finishes, including wide plank flooring and a designer lighting package. The custom chef-inspired kitchen boasts stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom features a walk-through closet and a luxurious walkthrough closet with four-piece ensuite, while the secondary bedroom includes a spacious closet. Additional conveniences include an in-suite washer and dryer, window coverings, and a balcony off the living room. Savanna II Condos also offer a range of lifestyle amenities, such as an Owner's Lounge for socializing, a gym for staying fit, and a pet spa. Schedule your showing today and experience the exceptional living at Savanna II!