



**GRASSROOTS**  
REALTY GROUP

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**2318, 681 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2144340**



**\$390,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	2024 (0 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to this brand new two-bedroom, two-bathroom condo in the vibrant Savanna II community of Calgary. Boasting a desirable south-facing orientation, this unit is bathed in natural light throughout the day. Upon entering, you are greeted by a modern and spacious interior designed for comfort and style. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertaining. The kitchen features sleek, contemporary cabinetry, high-end stainless steel appliances, and ample counter space, perfect for the culinary enthusiast. Both bedrooms are generously sized, offering tranquility and privacy. The master bedroom includes an ensuite bathroom with elegant finishes and a walk-in shower, while the second bedroom is steps away from the main bathroom, ensuring convenience for guests or family members. Enjoy access to state-of-the-art fitness amenities, perfect for maintaining an active lifestyle. Secure storage space for bicycles, catering to outdoor enthusiasts. This unit includes an additional storage locker, ideal for seasonal items or personal belongings. Don't miss the opportunity to make this sophisticated condo your new home. Schedule a private viewing and experience the exceptional lifestyle that awaits at Savanna II.