



**2413, 681 Savanna Blvd NE  
Calgary, Alberta**

**MLS # A2145259**



**\$386,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this brand-new 2 bed 2 bath condo located on the second floor of the Savanna II building. This premium never-lived-in condo offers 825 sqft, featuring two beds, and two baths, with the huge master bedroom which can fit a king size bed, having big windows making it nice and bright. The modern kitchen shines with new stainless steel appliances and bright quartz countertops, extending into a spacious living area that opens up to a large balcony big enough to have a perfect barbeque night with friends and family & also, perfect for relaxation and entertaining. Enjoy the ease of having your own laundry facilities within the unit. Building amenities include a state-of-the-art gym and a cozy lounge, enhancing your living experience, pet owners will appreciate the added luxury of the dog wash for their furry companions and bike wash. You'll find everything that you'll need such as restaurants, cafes, groceries shopping, parks, Registry and many more in a less than 2 mins walking distance which makes it a perfect place to live. Call your fav realtor today and book a showing!