



**2315, 681 SAVANNA Boulevard NE**  
**Calgary, Alberta**

**MLS # A2153268**



**\$387,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Recreation Facilities, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this brand-new, never-lived-in unit on the 3rd floor of Savanna II Condos . This pristine unit comes with two bedrooms and two full baths, offering modern comfort and style throughout. Enjoy peace of mind with a New Home Warranty. On-site amenities include a recreational area and a fully equipped gym, perfect for staying active and entertained. Parking is effortless with your titled spot in the underground parkade. With low condo fees, this unit is an outstanding investment opportunity. Don't miss out—schedule your showing today and make this beautiful condo your home.