



2210, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2163014



**\$419,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<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>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2 d111
<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 spacious new home features 3 BEDROOMS, 2 bathrooms, and includes 1 titled underground parking stall. Enjoy luxury wide plank flooring, a designer lighting package, and a custom chef-inspired kitchen with stainless steel appliances, soft-close cabinetry, and quartz countertops. The primary bedroom boasts a spacious walk-in closet and a luxurious 4-piece ensuite bathroom. Bedroom 2 features a convenient walk-through closet leading to a 4-piece bathroom, while Bedroom 3 offers flexibility as an additional bedroom or office space. Additional features include an in-suite washer and dryer, window coverings for privacy, and a balcony off the living room to relax outdoors. Residents can indulge in exclusive lifestyle amenities such as an Owner's Lounge for social gatherings, a fully-equipped gym to stay active, and a pet spa for convenience. Schedule your showing today to explore the unparalleled comfort and elegance this residence has to offer!