

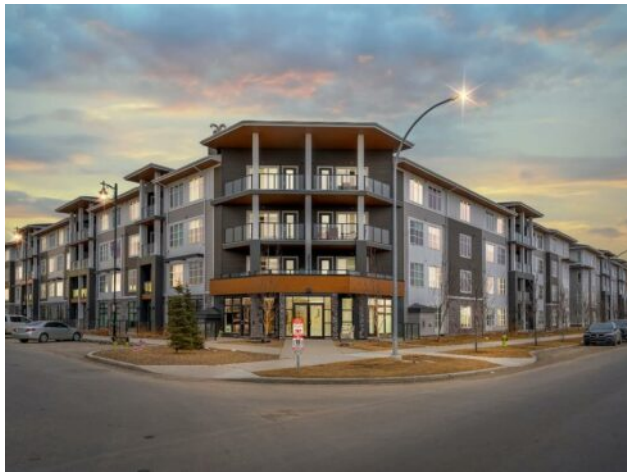


GRASSROOTS
REALTY GROUP

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**2101, 681 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2204790



\$349,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

INVESTOR & FIRST-TIME HOMEBUYER ALERT! PRIME CORNER UNIT ON THE MAIN FLOOR! Welcome to this beautifully designed 2-BEDROOM, 1-BATHROOM ground-floor CORNER UNIT CONDO, offering the perfect blend of COMFORT AND CONVENIENCE. Whether you're a FIRST-TIME HOMEBUYER or an INVESTOR seeking a great opportunity, this property checks all the boxes. Step inside to discover LUXURY VINYL FLOORING, CONTEMPORARY LIGHTING, and an inviting OPEN-CONCEPT LAYOUT. The modern kitchen boasts QUARTZ COUNTERTOPS, sleek STAINLESS STEEL APPLIANCES, and stylish finishes — ideal for both daily living and entertaining. The bright and spacious living area features LARGE WINDOWS that flood the space with NATURAL LIGHT. Enjoy direct access to your PRIVATE PORCH through a convenient SIDE ENTRY — perfect for MORNING COFFEE, SUMMER BARBECUES, or EASY STREET ACCESS. Additional perks include IN-UNIT LAUNDRY, secure UNDERGROUND PARKING, an on-site FITNESS CENTER, and INDOOR BICYCLE STORAGE. Situated in a PRIME LOCATION near SAVANNA BAZAAR, SCHOOLS, SHOPPING, DINING, and PUBLIC TRANSIT, this CORNER UNIT offers exceptional VALUE AND CONVENIENCE. DON’T MISS YOUR CHANCE to own this fantastic home — ideal for both LIVING AND INVESTING!