

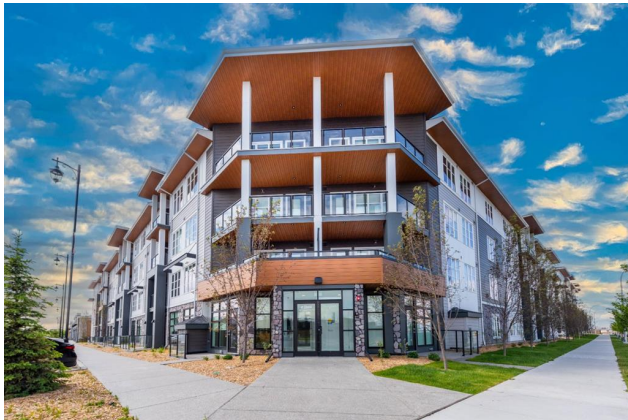


THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA BOULEVARD #2207, Calgary T3J5N9

MLS®#: **A2142778** Area: **Saddle Ridge** Listing Date: **06/19/24** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **873**
 Low Sqft:
 Ttl Sqft: **873**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Garden**
 Construction: **Composite Siding**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 10`1"	3pc Bathroom	Main	6`7" x 10`2"
Bedroom	Main	10`1" x 10`1"	Kitchen	Main	11`10" x 11`0"
Living Room	Main	19`2" x 13`11"	Bedroom - Primary	Main	11`3" x 13`7"

Legal/Tax/Financial

Condo Fee: **\$292** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: 2310198

Remarks

Pub Rmks: **Luxury living to it's finest! 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 873 sqft, featuring two beds, and two baths, with the huge master bedroom which can fit a king size bed, having windows on two walls making it even 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 resturants, 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!**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







