

681 SAVANNA Boulevard #2101, Calgary T3J 5N9

MLS®#: **A2145062** Area: **Saddle Ridge** Listing Date: **06/27/24** List Price: **\$379,800**
 Status: **Active** County: **Calgary** Change: **-\$100, 11-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall, Titled, Underground**

Finished Floor Area
 Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

DOM

81
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`3" x 11`4"	Bedroom	Main	8`2" x 10`2"
4pc Bathroom	Main	10`4" x 4`11"	Entrance	Main	4`9" x 10`11"
Kitchen	Main	15`2" x 9`2"	Living Room	Main	19`11" x 10`11"
Dining Room	Main	12`8" x 12`7"	Laundry	Main	3`1" x 2`11"

Legal/Tax/Financial

Condo Fee: **\$313** Title: **Fee Simple** Zoning: **M-X2 d111**

Fee Freq:
Monthly

Legal Desc: **2312302**

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom, 1-bathroom newly constructed ground floor apartment. Upon entering, you'll immediately notice the luxury vinyl flooring and stylish lighting fixtures. The kitchen is designed with chefs in mind, showcasing quartz countertops, stainless steel appliances and modern finishes. The living room provides ample space for gatherings, complemented by expansive windows that fill the room with natural light. From the living room, a side entry leads to a porch, ideal for barbecues or enjoying your morning coffee, with easy access to the street. Conveniently situated near schools, shopping, restaurants, and public transportation, this condominium also offers in-unit laundry facilities, secure underground parking, an on-site gym and indoor bicycle storage. And let's not forget its proximity to Savanna Bazaar, just steps away!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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