



THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #1402, Calgary T3J 5N9

MLS®#: **A2154016**

Area: **Saddle Ridge**

Listing Date: **08/10/24**

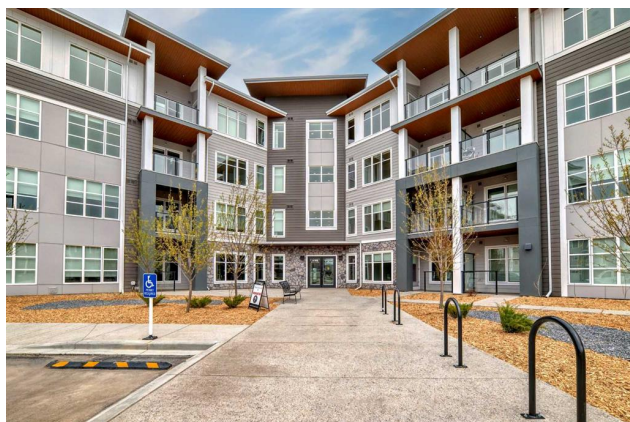
List Price: **\$423,900**

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:

Finished Floor Area
Abv Sqft: **1,047**
Low Sqft:
Ttl Sqft: **1,047**

Stall, Titled, Underground

DOM

39

Layout

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Breakfast Bar, Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 12`2"	Kitchen With Eating Area	Main	13`3" x 8`9"
Dining Room	Main	13`5" x 10`11"	Bedroom - Primary	Main	13`5" x 10`2"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 9`5"
Laundry	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$356

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: **2312101**

Remarks

Pub Rmks: **Welcome to Savanna II Condos by TRUMAN! This stunning corner unit offers the largest 2 bedrooms and 2 bathrooms in Savanna 2, complete with a titled underground parking stall. Experience the pinnacle of luxury living with high-end finishes, including wide plank flooring and a designer lighting package. The custom chef-inspired kitchen boasts stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom features a walk-through closet and a luxurious walkthrough closet with four-piece ensuite, while the secondary bedroom includes a spacious closet. Additional conveniences include an in-suite washer and dryer, window coverings, and a balcony off the living room. Savanna II Condos also offer a range of lifestyle amenities, such as an Owner's Lounge for socializing, a gym for staying fit, and a pet spa. Schedule your showing today and experience the exceptional living at Savanna II!**

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

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