

681 SAVANNA Boulevard #2319, Calgary T3J 5N9

MLS®#: **A2162692** Area: **Saddle Ridge** Listing Date: **09/05/24** List Price: **\$389,900**
 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:

Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **815**
 Low Sqft:
 Ttl Sqft: **815**

DOM

13
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	11`0" x 9`7"	Kitchen	Main	11`10" x 8`9"
Dining Room	Main	11`0" x 5`5"	Bedroom - Primary	Main	12`5" x 10`3"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	11`0" x 9`9"
Laundry	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$276

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: **2312302**

Remarks

Pub Rmks: **2 Bedroom, Savanna II Condos by TRUMAN, where luxury and comfort come together seamlessly. This exquisite residence features two bedrooms, two bathrooms, and includes a titled underground parking space. Highlights include premium wide plank flooring, designer lighting, and a gourmet kitchen with high-end stainless steel appliances and sleek quartz countertops. The master suite includes a walk-through closet leading to a luxurious four-piece ensuite bathroom. The second bedroom is generously sized with a walk-in closet and access to a Jack and Jill bathroom. Additional features include in-suite laundry, stylish window treatments, and a balcony off the living room. Residents can enjoy exclusive amenities like an Owner's Lounge, a modern fitness center, and a luxury pet spa. Discover sophisticated living at Savanna II Condos—book your viewing today!**

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