



THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #2210, Calgary T3J 5N9

MLS®#: **A2163014** Area: **Saddle Ridge** Listing Date: **09/05/24** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** 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: **1,007**

Low Sqft:

Ttl Sqft: **1,007**

DOM

107

Layout

Beds: **3 (3)**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`3" x 10`10"	Kitchen With Eating Area	Main	13`0" x 11`0"
Bedroom - Primary	Main	14`7" x 10`0"	3pc Ensuite bath	Main	
Bedroom	Main	11`0" x 9`9"	Bedroom	Main	13`5" x 10`0"
4pc Bathroom	Main		Laundry	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$340

Title:

Fee Simple

Zoning:

M-X2 d111

Fee Freq:
Monthly

Legal Desc: **2312302**

Remarks

Pub Rmks: **Welcome to Savanna II Condos by TRUMAN! This spacious new home features 3 BEDROOMS, 2 bathrooms, and includes 1 titled underground parking stall. Enjoy luxury wide plank flooring, a designer lighting package, and a custom chef-inspired kitchen with stainless steel appliances, soft-close cabinetry, and quartz countertops. The primary bedroom boasts a spacious walk-in closet and a luxurious 4-piece ensuite bathroom. Bedroom 2 features a convenient walk-through closet leading to a 4-piece bathroom, while Bedroom 3 offers flexibility as an additional bedroom or office space. Additional features include an in-suite washer and dryer, window coverings for privacy, and a balcony off the living room to relax outdoors. Residents can indulge in exclusive lifestyle amenities such as an Owner's Lounge for social gatherings, a fully-equipped gym to stay active, and a pet spa for convenience. Schedule your showing today to explore the unparalleled comfort and elegance this residence has to offer!**

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





