



THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #2301, Calgary T3J 5N9

MLS® #: **A2163015** Area: **Saddle Ridge** Listing Date: **09/05/24** List Price: **\$389,900**
 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: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

78
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
Living Room	Main	15`2" x 11`0"
Dining Room	Main	14`7" x 13`5"
3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`1" x 9`4"
Bedroom - Primary	Main	13`5" x 10`1"
Bedroom	Main	10`0" x 9`6"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$350

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: **2312302**

Remarks

Pub Rmks: **Savanna II Condos by TRUMAN—where elegance seamlessly blends with luxury living. This splendid new home features two bedrooms, two bathrooms, and comes complete with a titled underground parking space. Standout features include premium wide plank flooring, an upscale designer lighting package, and a gourmet kitchen tailored for a chef, outfitted with high-end stainless steel appliances and sleek quartz countertops. The master suite offers a walk-through closet leading to a sumptuous four-piece ensuite bathroom. The additional bedroom is generously sized with an ample walk-in closet. This unit also boasts convenient in-suite laundry facilities, stylish window treatments, and a charming balcony accessible from the living room. Exclusive amenities available to residents include an Owner's Lounge, state-of-the-art fitness center, and a luxury pet spa. Book your viewing today and discover the epitome of sophisticated living at Savanna II Condos!**

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





