

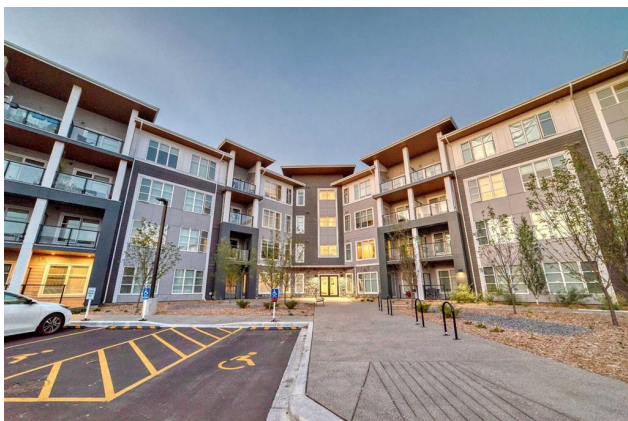


THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #1408, Calgary T3J 5N9

MLS® #: **A2166866** Area: **Saddle Ridge** Listing Date: **09/18/24** List Price: **\$389,000**
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **819**
 Low Sqft:
 Ttl Sqft: **819**

DOM

63
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard**

Construction: **Composite Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`5" x 10`3"	3pc Ensuite bath	Main	10`6" x 8`0"
Living Room	Main	11`4" x 11`0"	Dining Room	Main	10`11" x 4`6"
Kitchen	Main	10`2" x 13`7"	Bedroom	Main	10`11" x 9`10"
4pc Ensuite bath	Main	9`10" x 4`11"	Balcony	Main	7`3" x 9`11"
Walk-In Closet	Main	8`0" x 6`10"			

Legal/Tax/Financial

Condo Fee:
\$281

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2312101**

Remarks

Pub Rmks: **This stunning 2-bedroom, 2-bathroom home offers the perfect blend of comfort, luxury, and modern design. Featuring 2 ensuite bathrooms, this spacious unit provides the ultimate in convenience and privacy. Step inside to experience the elegance of wide plank flooring, designer lighting, and a custom chef-inspired kitchen. The kitchen is equipped with stainless steel appliances, soft-close cabinetry, and quartz countertops, making it the perfect space to create culinary masterpieces. The primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite, while the second bedroom offers a generous layout with its own ensuite for maximum convenience. Additional features include an in-suite washer and dryer, window coverings for added privacy, and a balcony off the living room to enjoy your outdoor space. This unit also comes with 1 titled underground parking stall. Residents can enjoy exclusive lifestyle amenities such as an Owner's Lounge for social gatherings, a fully-equipped gym, and even a pet spa for added convenience. Don't miss this opportunity to own a piece of modern luxury in Savanna II. Schedule your showing today and explore the unparalleled comfort and elegance this residence has to offer!**

Inclusions: **N/A**
Property Listed By: **VIP Realty & Management**

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

