

**681 SAVANNA Boulevard #1216, Calgary T3J 5N9**

MLS®#: **A2182578**      Area: **Saddle Ridge**      Listing Date: **12/06/24**      List Price: **\$389,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **816**  
 Low Sqft:  
 Ttl Sqft: **816**

DOM

**47**  
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,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry**  
 Utilities:

Room Information

| Room                     | Level       | Dimensions           | Room                    | Level       | Dimensions            |
|--------------------------|-------------|----------------------|-------------------------|-------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b> | <b>12`3" x 8`9"</b>  | <b>Living Room</b>      | <b>Main</b> | <b>15`4" x 10`11"</b> |
| <b>Foyer</b>             | <b>Main</b> | <b>10`9" x 4`6"</b>  | <b>Laundry</b>          | <b>Main</b> | <b>3`7" x 3`1"</b>    |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>12`5" x 10`2"</b> | <b>Bedroom</b>          | <b>Main</b> | <b>10`11" x 9`9"</b>  |
| <b>4pc Bathroom</b>      | <b>Main</b> | <b>9`7" x 4`10"</b>  | <b>3pc Ensuite bath</b> | <b>Main</b> | <b>7`11" x 7`0"</b>   |

Legal/Tax/Financial

Condo Fee: **\$281**      Title: **Fee Simple**      Zoning: **M-X2**

Fee Freq:  
**Monthly**

Legal Desc: **2312101**

Remarks

Pub Rmks: **Welcome to your dream home! This newer, modern apartment boasts an open floor plan with high-end features and a sleek design. The spacious living area is highlighted by 9ft ceilings throughout, energy-efficient windows, and oversized patio doors that bring in an abundance of natural light and open up to a private balcony. The heart of the home is the stylish kitchen, complete with quartz countertops, a large kitchen island perfect for entertaining, and Whirlpool appliances for a high-end cooking experience. The unit includes two generously sized bedrooms and two bathrooms, offering comfort and privacy for you and your guests. Enjoy a range of premium amenities that elevate your living experience: Gym/Fitness Centre featuring a weight room, yoga, and spin studio Entertainment lounge/media room for social gatherings and relaxation Pet Spa with washing and grooming station, perfect for your furry friends Dedicated bicycle storage/repair room for cycling enthusiasts Meticulously landscaped courtyard with plush seating areas for leisure and socializing Meeting rooms and a storage locker for added convenience This apartment is designed with luxury and functionality in mind, ensuring that you can live comfortably and entertain with ease. Don't miss your chance to own a home with the perfect blend of modern design and exceptional amenities!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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











