

**681 SAVANNA Boulevard #1402, Calgary T3J 5N9**

MLS®#: **A2184843** Area: **Saddle Ridge** Listing Date: **12/31/24** List Price: **\$388,990**  
 Status: **Active** County: **Calgary** Change: **-\$6k, 08-Jan** 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: **1,047**  
 Low Sqft:  
 Ttl Sqft: **1,047**

DOM

**22**  
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
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 12`2"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`3" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 10`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`5"</b>
<b>Laundry</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$356

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2312101

Remarks

Pub Rmks: **Welcome to Savanna II Condos by TRUMAN! This stunning corner unit offers the largest 2 Bedrooms, 2 Bathrooms in Savanna 2, complete with One Titled Underground Parking Stall. Experience the pinnacle of luxury living with high-end finishes, including wide plank flooring and a designer lighting package. The custom chef-inspired kitchen boasts stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom features a walk-through closet and a luxurious walkthrough closet with four-piece ensuite, while the secondary bedroom includes a spacious closet. Additional conveniences include an in-suite washer and dryer, window coverings, and a balcony off the living room. Savanna II Condos also offer a range of lifestyle amenities, such as an Owner's Lounge for socializing, a gym for staying fit, and a pet spa. Schedule your showing today and experience the exceptional living at Savanna II!**

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**





