



THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #2116, Calgary T3J5N9

MLS®#: **A2189520** Area: **Saddle Ridge** Listing Date: **01/22/25** 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:

Finished Floor Area
 Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

Parkade

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Recreation Facilities**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	23`4" x 23`4"	Walk-In Closet	Main	20`8" x 20`1"
Bedroom	Main	41`0" x 33`9"	Living Room	Main	36`5" x 33`2"
Dining Room	Main	13`6" x 33`2"	Laundry	Main	12`2" x 10`6"
Kitchen	Main	41`4" x 30`10"	Entrance	Main	18`1" x 16`9"
4pc Ensuite bath	Main	29`10" x 17`1"	Bedroom - Primary	Main	32`6" x 54`2"
Walk-In Closet	Main	15`1" x 25`0"			

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **2312302**

Remarks

Pub Rmks: **. INVESTOR ALERT ! Welcome to Condos by Truman in Calgary's vibrant Saddle Ridge/savanna community. This brand new unit offers 2 beds, 2 baths, 2 parkings(25,000 extra value)Meticulously designed living space. Uniquely designed TWO entrances for the unit. This unit has abundant natural light streaming through the large windows, illuminating the contemporary interiors. The open concept layout seamlessly connects the living, dining, and kitchen areas, providing an ideal space for relaxation and entertainment. The gourmet kitchen is a chef's delight, featuring sleek stainless steel appliances, quartz countertops, ample cabinet storage, and a convenient breakfast bar. Retreat to specious master suite with luxurious ensuite, bathroom, and generous walk-in closet. Benefit from LOW CONDO FEE, on site amenities including a lounge and a FULLY EQUIPED GYM. Perfect for staying active.For added convenience, there is also an indoor bike storage room and dog wash facilities available.**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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





