

681 SAVANNA Boulevard #2211, Calgary T3J 5N9

MLS®#: **A2190359** Area: **Saddle Ridge** Listing Date: **01/27/25** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **815**
 Low Sqft:
 Ttl Sqft: **815**

DOM
69
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`11" x 9`9"	4pc Ensuite bath	Main	5`2" x 9`8"
Kitchen	Main	9`2" x 14`0"	Dining Room	Main	6`7" x 10`10"
Bedroom - Primary	Main	12`5" x 10`3"	Walk-In Closet	Main	7`6" x 4`6"
Entrance	Main	9`7" x 4`9"	Laundry	Main	3`7" x 3`1"
Living Room	Main	10`11" x 9`4"	3pc Bathroom	Main	7`11" x 7`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$276

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2312302

Remarks

Pub Rmks: **Discover modern luxury and convenience in this brand-new second level two-bedroom, two-bathroom condo in Savanna II Condos. Step into a contemporary living space boasting an open layout, sleek kitchen with stainless steel appliances, and two spacious bedrooms including a primary suite with ensuite bathroom. Spend mornings and enchanting evenings in the spacious balcony. Enjoy amenities like in-suite laundry, bike room and Heated underground parking, plus access to fitness facilities and communal spaces. and pet owners will love the added convenience of the dog wash for their furry companions. Situated in the vibrant Saddle Ridge community, experience the best of urban living with nearby amenities and green spaces. Don't miss out on this perfect blend of style and accessibility - schedule your viewing today! Directions:**

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

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







