

681 SAVANNA Boulevard #2101, Calgary T3J 5N9

MLS®#: **A2192808** Area: **Saddle Ridge** Listing Date: **02/06/25** List Price: **\$359,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`9" x 10`11"	Bedroom - Primary	Main	10`3" x 11`4"
4pc Bathroom	Suite	10`4" x 4`11"	Bedroom	Main	8`2" x 10`2"
Laundry	Main	3`1" x 2`11"	Kitchen	Main	15`2" x 9`2"
Living Room	Main	19`11" x 10`11"	Dining Room	Main	12`8" x 12`7"

Legal/Tax/Financial

Condo Fee: **\$298** Title: **Fee Simple** Zoning: **M-X2**

Legal Desc:

2312302

Fee Freq:
Monthly

Remarks

Pub Rmks:

INVESTOR ALERT! PRIME LOCATION! Welcome to this spacious 2-bedroom, 1-bathroom ground-floor condo, thoughtfully designed for comfort and convenience. Step inside to find luxury vinyl flooring, stylish lighting, and a modern open layout. The well-appointed kitchen features quartz countertops, stainless steel appliances, and sleek finishes, making meal prep a breeze. The bright and airy living room offers plenty of space to relax or entertain, with large windows that bring in natural light. A side entry leads to a private porch, perfect for morning coffee, barbecues, or easy street access. This home also includes in-unit laundry, secure underground parking, an on-site gym, and indoor bicycle storage. Conveniently located near Savanna Bazaar, schools, shopping, dining, and public transit, this condo offers both style and practicality in a sought-after neighborhood.

Inclusions:

N/A

Property Listed By:

Real Broker

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





