



THE
A-TEAM

**RE/MAX
FIRST**

681 SAVANNA Boulevard #1215, Calgary T3J 5N9

MLS®#: **A2193910**

Area: **Saddle Ridge**

Listing Date: **02/13/25**

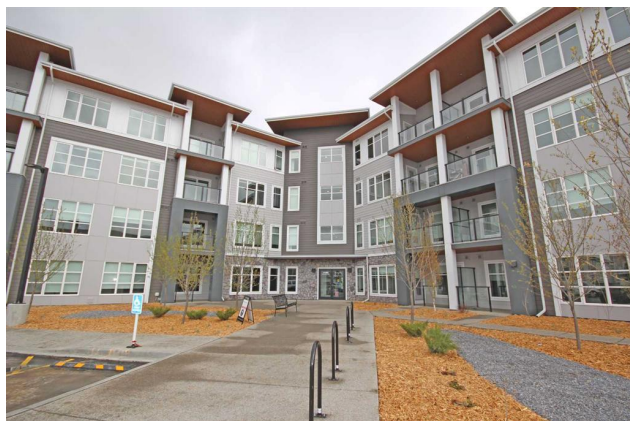
List Price: **\$389,900**

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: **842**
Low Sqft:
Ttl Sqft: **842**

Underground

DOM

9

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Fiberglass**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Composite Siding,Stone**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`10"	Dining Room	Main	7`11" x 7`9"
Kitchen	Main	10`9" x 8`3"	Bedroom - Primary	Main	13`4" x 11`1"
Bedroom	Main	9`10" x 9`8"	3pc Ensuite bath	Main	9`10" x 4`10"
4pc Bathroom	Main	9`11" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$297

Title:
Fee Simple

Zoning:
M-X2

Legal Desc:

2312101

Fee Freq:
Monthly

Remarks

Pub Rmks: **Enjoy condo living at Savanna II. This near new building boasts a great fitness room, bike storage, and even a dog spa! Beautifully finished with Hardie siding and stone, you will love coming home. This corner unit, two bedroom, two bath home features nine foot ceilings and hard surface flooring throughout. The open plan has an island kitchen with quartz counters and stainless steel appliances. The living room is bright with a private view. Both bedrooms are well sized. You will find a huge walk in closet and a three piece en suite in the master. Included is a titled indoor parking stall and a storage locker located on the same floor as the suite. Do not miss this wonderful home!!**

Inclusions:
Property Listed By: **None**
Royal LePage Solutions

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



