

2301, 681 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2193662



## \$409,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Composite Siding

**Foundation:** -

**Features:** Breakfast Bar, Kitchen Island, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 350

**LLD:** -

**Zoning:** M-X2

**Utilities:** -

**Inclusions:** Window Coverings

Discover this stunning 2-bedroom, 2-bathroom condo offering over 1,000 sq. ft. of modern living space in a highly sought-after location. Both bedrooms feature walk-in closets, providing ample storage, while the upgraded lighting package and Stainless Steel appliances, including a refrigerator with a waterline, add a touch of luxury. The spacious floor plan is enhanced by south-facing windows, filling the unit with natural light throughout the day. Step outside to a large balcony, perfect for relaxation or entertaining, complete with a built-in BBQ gas line. Conveniently located near many restaurants, grocery stores, banks, medical services, childcare, registry, barbershops, schools and more, this condo offers unbeatable accessibility. Public transit and the LRT station are just a short walk away, making commuting effortless. The unit includes one underground parking stall, while the building boasts top-tier amenities, including a fully equipped gym, an owner's lounge, bicycle storage, and more. Don't miss this opportunity to own a bright, spacious condo in an unbeatable location! Schedule your viewing today.