

**2114, 681 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2161248**



**\$370,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Welcome to this stunning brand-new 2-bedroom, 2-bathroom corner unit condo on the main floor of the Savanna II building. With 863 sqft of premium living space, this unit offers extra privacy and abundant natural light throughout. The spacious master bedroom easily accommodates a king-sized bed, complemented by large windows on two walls, making it bright and inviting. The modern kitchen features sleek stainless steel appliances and bright quartz countertops, flowing seamlessly into an open living area that extends to a large balcony—ideal for relaxing, entertaining, or enjoying a perfect barbecue night with friends and family. Convenience is key with in-unit laundry facilities, and the building’s state-of-the-art amenities include a gym, a cozy lounge, a dog wash station for pet owners, and a bike wash. Located just steps away from restaurants, cafes, grocery stores, parks, and more, this condo offers the ultimate urban lifestyle with everything you need within a 2-minute walk. Don’t miss out—contact your favorite realtor today to book a showing!