

**1212, 681 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2255168



\$389,888

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 1212 & 681 Savanna Blvd NE, a thoughtfully designed 2 BEDROOM, 2 BATHROOM condo by TRUMAN HOMES in the vibrant community of SADDLE RIDGE. Spanning approximately 813 SQ.FT., this home combines modern finishes with everyday comfort. An inviting OPEN-CONCEPT plan creates natural flow from the kitchen to the dining and living areas, highlighted by OVERSIZED WINDOWS that bring in abundant natural light. The kitchen is well appointed with sleek QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a functional BREAKFAST BAR, making it both a stylish and practical space for cooking and gathering. The OWNER'S RETREAT is a private haven with generous space, WALK-THROUGH WARDROBE, and a full ENSUITE with a WALK-IN SHOWER. A second BEDROOM adds versatility—ideal for family, guests, or a HOME OFFICE—and enjoys cheater access to the SECOND FULL BATHROOM. Luxury VINYL PLANK FLOORING runs throughout the home for easy maintenance and durability, while the in-suite WASHER/DRYER adds everyday convenience. Step outside to a PRIVATE BALCONY, a perfect spot for morning coffee or evening relaxation. This residence includes TITLED UNDERGROUND HEATED PARKING, ensuring year-round comfort and security. Savanna II offers elevated amenities for residents, including a PROFESSIONAL FITNESS CENTRE with weight, yoga, and spin studios, an ENTERTAINMENT LOUNGE and media room for gatherings, a PET SPA for grooming and washing, and a dedicated BICYCLE STORAGE AND REPAIR ROOM. Beautifully landscaped surroundings complete the lifestyle experience. SADDLE RIDGE is known for its family-friendly feel and excellent connectivity. Everyday essentials are nearby with

Savanna Bazaar and Saddletowne Circle offering grocery, dining, and services. Schools, parks, and the SADDLETOWNE LRT STATION are all within easy reach, while quick access to major routes ensures convenient travel across Calgary. This is a rare opportunity to own a stylish, move-in ready condo in one of northeast Calgary's most connected communities. Book your private showing today and experience the blend of comfort, convenience, and modern design that defines life at Savanna II.