

**1401, 681 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2263558



\$390,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None.

Welcome to #1401, 681 Savanna Boulevard NE – a stylish and modern 2-bedroom, 2-bathroom condo in the vibrant community of Savanna! Perfect for first-time buyers, down-sizers, or investors alike! This bright and open corner unit offers an inviting floor plan designed for comfort and convenience. The contemporary kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, and a spacious island perfect for casual dining or entertaining. The generous living and dining area flows seamlessly onto a private balcony, ideal for morning coffee or evening relaxation. The primary bedroom boasts a walk-through closet and a full ensuite bathroom, while the second bedroom and full bath provide flexibility for family, guests, or a home office. Additional highlights include in-suite laundry, titled parking, and ample storage space. The building offers modern design, secure entry, and is pet-friendly. Located steps from shops, restaurants, schools, and transit, and just minutes from major routes, this home combines lifestyle and convenience in one of Calgary's most sought-after NE communities.