

**1401, 681 Savanna Boulevard NE**  
**Calgary, Alberta****MLS # A2263558****\$390,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.