

# \$354,900 - 1213, 681 Savanna Boulevard Ne, Calgary

MLS® #A2218181

**\$354,900**

2 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Attention First-Time Homebuyers & Investors!  
Discover comfort and modern living in this beautifully designed 2-bedroom, 2-bathroom condo, perfectly situated on the second floor for added privacy and elevated views. Whether you're a first-time buyer or a seasoned investor, this move-in-ready unit presents an excellent opportunity.

Enjoy the upscale feel of luxury vinyl flooring, contemporary lighting, and an open-concept layout that creates a bright and welcoming atmosphere. The kitchen showcases quartz countertops, stainless steel appliances, and sleek finishes—perfect for both everyday living and entertaining.

Step out onto your private balcony, an ideal space for morning coffee, summer barbecues, or simply relaxing in the fresh air. Additional highlights include in-suite laundry, secure underground parking, on-site fitness center, and indoor bicycle storage.

Located just moments from Savanna Bazaar, schools, shopping, dining, and public transit, this unit offers the best of urban convenience and contemporary design.

Don't miss your chance to own this fantastic home—perfect for living or investing in one of the city's most sought-after communities!

Built in 2024

## Essential Information



MLS® #	A2218181
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1213, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 5n9

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Storage, Visitor Parking, Party Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	2
Zoning	M-X2

**Listing Details**

Listing Office	Executive Real Estate Services
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