

\$349,900 - 2101, 681 Savanna Boulevard Ne, Calgary

MLS® #A2204790

\$349,900

2 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**INVESTOR & FIRST-TIME HOMEBUYER
ALERT! PRIME CORNER UNIT ON THE
MAIN FLOOR!**

Welcome to this beautifully designed
2-BEDROOM, 1-BATHROOM ground-floor
CORNER UNIT CONDO, offering the perfect
blend of COMFORT AND CONVENIENCE.
Whether you're a FIRST-TIME HOMEBUYER
or an INVESTOR seeking a great opportunity,
this property checks all the boxes.

Step inside to discover LUXURY VINYL
FLOORING, CONTEMPORARY LIGHTING,
and an inviting OPEN-CONCEPT LAYOUT.
The modern kitchen boasts QUARTZ
COUNTERTOPS, sleek STAINLESS STEEL
APPLIANCES, and stylish finishes â€” ideal for
both daily living and entertaining.

The bright and spacious living area features
LARGE WINDOWS that flood the space with
NATURAL LIGHT. Enjoy direct access to your
PRIVATE PORCH through a convenient SIDE
ENTRY â€” perfect for MORNING COFFEE,
SUMMER BARBECUES, or EASY STREET
ACCESS.

Additional perks include IN-UNIT LAUNDRY,
secure UNDERGROUND PARKING, an
on-site FITNESS CENTER, and INDOOR
BICYCLE STORAGE.

Situated in a PRIME LOCATION near



SAVANNA BAZAAR, SCHOOLS, SHOPPING,
DINING, and PUBLIC TRANSIT, this
CORNER UNIT offers exceptional VALUE
AND CONVENIENCE.

DONâ€™T MISS YOUR CHANCE to own this
fantastic home â€“ ideal for both LIVING AND
INVESTING!

Built in 2024

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204790 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 909 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 2101, 681 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 5N9 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Elevator(s), Parking, Fitness Center |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 28 |
| Zoning | M-X2 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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