# \$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.

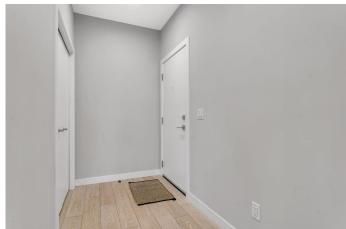
Step inside to discover LUXURY VINYL FLOORING, CONTEMPORARY LIGHTING, and an inviting OPEN-CONCEPT LAYOUT. The modern kitchen boasts QUARTZ COUNTERTOPS, sleek STAINLESS STEEL APPLIANCES, and stylish finishes â€" ideal for both daily living and entertaining.

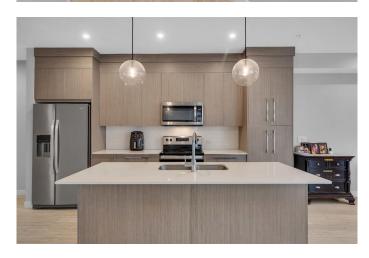
The bright and spacious living area features LARGE WINDOWS that flood the space with NATURAL LIGHT. Enjoy direct access to your PRIVATE PORCH through a convenient SIDE ENTRY â€" perfect for MORNING COFFEE, SUMMER BARBECUES, or EASY STREET ACCESS.

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.

DON'T MISS YOUR CHANCE to own this fantastic home â€" ideal for both LIVING AND INVESTING!

Built in 2024

Year Built

### **Essential Information**

MLS® # A2204790 Price \$349,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 909
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

2024

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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