

\$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!**

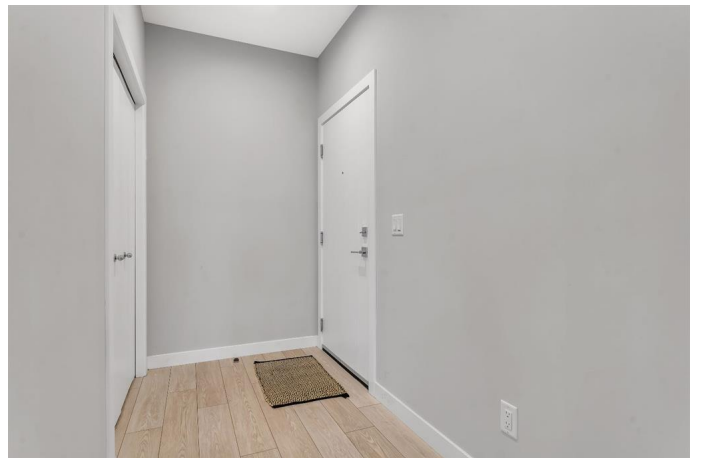
Welcome to this beautifully designed
2-BEDROOM, 1-BATHROOM ground-floor
CORNER UNIT CONDO, offering the perfect
blend of COMFORT AND CONVENIENCE.
Whether you're a FIRST-TIME HOMEBUYER
or an INVESTOR seeking a great opportunity,
this property checks all the boxes.

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 – 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	13
Zoning	M-X2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.