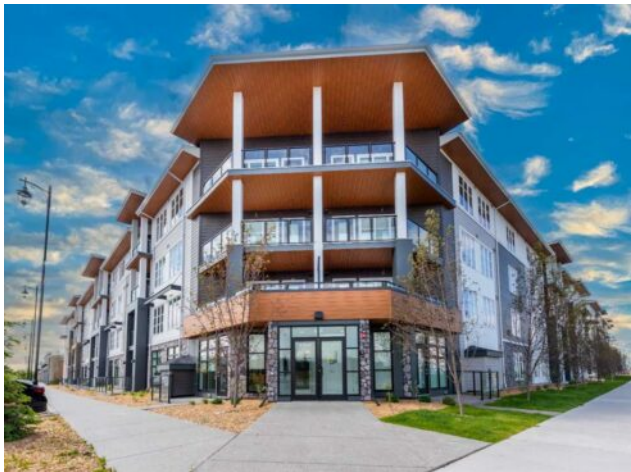


1317, 681 Savanna Boulevard N  
Calgary, Alberta

MLS # A2237696



\$399,999



|                    |                                                                                       |               |                   |        |
|--------------------|---------------------------------------------------------------------------------------|---------------|-------------------|--------|
| <b>Division:</b>   | Saddle Ridge                                                                          |               |                   |        |
| <b>Type:</b>       | Residential/Low Rise (2-4 stories)                                                    |               |                   |        |
| <b>Style:</b>      | Apartment-Single Level Unit                                                           |               |                   |        |
| <b>Size:</b>       | 809 sq.ft.                                                                            | <b>Age:</b>   | 2024 (1 yrs old)  |        |
| <b>Beds:</b>       | 2                                                                                     | <b>Baths:</b> | 2                 |        |
| <b>Garage:</b>     | Stall, Underground                                                                    |               |                   |        |
| <b>Lot Size:</b>   | -                                                                                     |               |                   |        |
| <b>Lot Feat:</b>   | -                                                                                     |               |                   |        |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               |               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                           |               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                       |               | <b>Condo Fee:</b> | \$ 270 |
| <b>Basement:</b>   | -                                                                                     |               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Other                                                                          |               | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | Poured Concrete                                                                       |               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |               |                   |        |
| <b>Inclusions:</b> | N/A                                                                                   |               |                   |        |

Welcome to contemporary top-floor living in this beautifully designed 2-bed, 2-bath condo by Truman Homes in the heart of Savanna II. This bright, open-concept unit features a modern kitchen with quartz countertops, stainless steel appliances, and a breakfast bar&mdash;perfect for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and sleek ensuite with a glass walk-in shower. A versatile second bedroom and full second bath offer ideal space for guests, family, or a home office. Enjoy low-maintenance living with no carpet throughout, plus a private balcony with stunning city views. Additional highlights include secure underground parking, extra storage, a fitness center, and elevator access. Just minutes from shopping, dining, parks, schools, and transit. Don&rsquo;t miss this opportunity to own in one of NE Calgary&rsquo;s most vibrant communities&mdash;book your showing today!