

# \$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!**

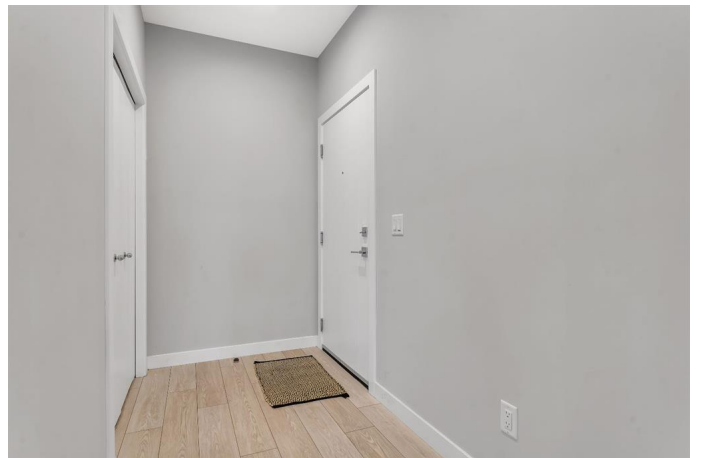
Welcome to this beautifully designed 2-BEDROOM, 1-BATHROOM ground-floor CORNER UNIT CONDO, offering the perfect blend of COMFORT AND CONVENIENCE. Whether you're a FIRST-TIME HOMEBUYER or an INVESTOR seeking a great opportunity, this property checks all the boxes.

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	12
Zoning	M-X2

## Listing Details

Listing Office	Executive Real Estate Services
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