

# \$395,000 - 1406, 681 Savanna Boulevard Ne, Calgary

MLS® #A2129782

**\$395,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Highlights: Top Floor Corner unit | Mountain View | 2 Bed | 2 bath | Brand New Unit | Gym | Lounge | Underground Parking. Write-up: Welcome to this brand-new home! This premium never-lived-in condo offers 853 sqft, featuring two beds, and two baths, with the master bedroom having windows on two walls making it nice and bright. The modern kitchen shines with new stainless steel appliances and bright quartz countertops, extending into a spacious living area that opens up to a large balcony with a south-facing mountain view, perfect for relaxation and entertaining. Enjoy the ease of having your own laundry facilities within the unit. Building amenities include a state-of-the-art gym and a cozy lounge, enhancing your living experience. An underground parking stall adds to the overall convenience especially in the winter, while nearby shopping, parks, and trails offer plenty of leisure opportunities right at your doorstep.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2129782  |
| Price          | \$395,000 |
| Sold Price     | \$390,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 853       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2024          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1406, 681 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge                   |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3J 5N9                        |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                           |
| Parking        | Parkade, Secured, Underground                                                               |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                                         |
| Cooling           | None                                                                                           |
| # of Stories      | 4                                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 7th, 2024   |
| Date Sold      | June 14th, 2024 |
| Days on Market | 38              |

|          |      |
|----------|------|
| Zoning   | M-X2 |
| HOA Fees | 0.00 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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