

\$395,000 - 1307, 681 Savanna Boulevard Ne, Calgary

MLS® #A2130904

\$395,000

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Discover modern elegance and comfort in this brand new two-bedroom, two-bathroom corner unit nestled in the vibrant community of Saddle Ridge. Boasting 862.3 square feet of meticulously designed living space, this residence offers a perfect blend of style and functionality. Upon entering, you'll be greeted by an abundance of natural light streaming through the large windows, illuminating the contemporary interiors. The open-concept layout seamlessly connects the living, dining, and kitchen areas, providing an ideal space for relaxation and entertainment. The gourmet kitchen is a chef's delight, featuring sleek stainless steel appliances, quartz countertops, ample cabinet storage, and a convenient breakfast bar. Retreat to the spacious master suite, complete with a luxurious ensuite bathroom and a generous walk-in closet. The second bedroom offers versatility and comfort, perfect for families or guests.

Step outside onto the private balcony and soak in the stunning views of the surrounding neighborhood. With its prime corner location, you'll enjoy unparalleled privacy and tranquility. Additional highlights of this exceptional residence include in-suite laundry facilities, secure underground parking, Low condo fees and access to a range of amenities within the building. The extra storage room comes with this unit. Location is the key of Real Estate Investment, you'll have easy access to shopping, dining, parks, schools, and major transportation routes. Don't miss



this opportunity. Schedule your private showing today.

Built in 2024

Essential Information

MLS® #	A2130904
Price	\$395,000
Sold Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1307, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5N9

Amenities

Amenities	Bicycle Storage, Fitness Center, Recreation Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Garden, Storage
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Fra
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	July 15th, 2024
Days on Market	67
Zoning	M-X2
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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