

# **\$365,000 - 1201, 681 Savanna Boulevard Ne, Calgary**

MLS® #A2230672

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Tired of cramped condos? Welcome home to Unit 1201 at Savanna II Condos, where space, style, and an incredible location meet. This bright, 1023 sqft condo offers the perfect blend of comfort and convenience for first-time homebuyers or growing families. The expansive, open main living area is flooded with natural light, creating a vibrant space for daily life and entertaining. Enjoy contemporary living with stylish finishes throughout, two well-appointed bedrooms each boasting a walk-in closet, and the ease of in-unit laundry. Step out onto your large private balcony for a breath of fresh air. Beyond your suite, Savanna II enhances your lifestyle with fantastic building amenities, including an exclusive owners' lounge, an equipped gym, and a convenient pet wash station. Your titled underground parking stall ensures year-round comfort for your vehicle. Location is truly key here! Travel is a breeze with Calgary International Airport just a 15-minute drive away. For city commutes, the Saddleridge LRT Station is a comfortable 15-minute walk, offering seamless access downtown. Daily conveniences are at your doorstep: a bustling shopping plaza with restaurants and retail is right next to the building, while the larger Saddleridge Shopping Centre (major groceries!) and the state-of-the-art Genesis Centre for recreation are just a 5-minute drive. This truly family-friendly community also boasts excellent nearby schools, including Prairie Sky School, and numerous pathways



for outdoor enjoyment. Unit 1201 at Savanna II presents an exceptional opportunity to own a modern, spacious, and amenity-rich home in a thriving, connected, and affordable community. Don't miss your chance to start your next chapter here!

Built in 2024

**Essential Information**

MLS® #	A2230672
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1201, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5N9

**Amenities**

Amenities	Elevator(s), Parking, Bicycle Storage, Fitness Center, Recreation Room
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	June 17th, 2025
Days on Market	67
Zoning	M-X2 d111

## Listing Details

Listing Office	The Real Estate District
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