

# \$372,500 - 2116, 681 Savanna Boulevard Ne, Calgary

MLS® #A2189520

**\$372,500**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

INVESTOR ALERT ! Welcome to Condos by Truman in Calgary's vibrant Saddle Ridge/savanna community. This brand new unit offers 2 beds, 2 baths, 2 parkings( 25,000 extra value)Meticulously designed living space. Uniquely designed TWO entrances for the unit. This unit has abundant 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 spacious master suite with luxurious ensuite, bathroom, and generous walk-in closet. Benefit from LOW CONDO FEE, on site amenities including a lounge and a FULLY EQUIPED GYM. Perfect for staying active.For added convenience, there is also an indoor bike storage room and dog wash facilities available.



Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2189520      |
| Price          | \$372,500     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 870           |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2116, 681 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge                   |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3J5N9                         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Playground, Visitor Parking |
| Parking Spaces | 2                                                        |
| Parking        | Parkade                                                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Recreation Facilities                                                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Roof              | Asphalt Shingle     |
| Construction      | Composite Siding    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 142                |
| Zoning         | M-X2               |
| HOA Fees Freq. | MON                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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