

# \$365,000 - 2217, 681 Savanna Boulevard Ne, Calgary

MLS® #A2198260

**\$365,000**

2 Bedroom, 2.00 Bathroom, 809 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Step into luxury with this bright and modern 2-bedroom, 2-bathroom condo, designed for both comfort and convenience. The chef-inspired kitchen features sleek quartz countertops, stainless steel appliances, an eat-up breakfast bar, soft-close cabinetry, and ample cupboard space. Wide plank laminate flooring flows throughout, complementing the open-concept design. The spacious primary bedroom offers a walk-in closet and a 3-piece ensuite with plenty of storage. The second bedroom is also generously sized, complete with a walk-through closet and a 4-piece bath—perfect for guests or a home office. Flooded with natural light, this unit boasts a large balcony equipped with a built-in BBQ gas line, making it an ideal space for relaxing or entertaining. Additional perks include in-suite laundry and one titled underground parking stall. Enjoy the best of urban living with top-tier building amenities, including a fully equipped gym, an owner’s lounge, dog wash and bicycle storage. Located just steps from restaurants, grocery stores, banks, medical services, schools, and more, this condo offers unbeatable accessibility. Public transit bus will take you directly to the LRT station and is just a short walk away, making your commute effortless. Don’t miss out on this incredible opportunity—schedule your viewing today!

Built in 2024



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198260          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 809               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2217, 681 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge                   |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3J 5N9                        |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Composite Siding |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 22               |
| Zoning         | M-X2             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.