

# \$399,999 - 1317, 681 Savanna Boulevard N, Calgary

MLS® #A2237696

**\$399,999**

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to contemporary top-floor living in this beautifully designed 2-bed, 2-bath condo by Truman Homes in the heart of Savanna II. This bright, open-concept unit features a modern kitchen with quartz countertops, stainless steel appliances, and a breakfast bar—perfect for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and sleek ensuite with a glass walk-in shower. A versatile second bedroom and full second bath offer ideal space for guests, family, or a home office. Enjoy low-maintenance living with no carpet throughout, plus a private balcony with stunning city views. Additional highlights include secure underground parking, extra storage, a fitness center, and elevator access. Just minutes from shopping, dining, parks, schools, and transit. Don't miss this opportunity to own in one of NE Calgary's most vibrant communities—book your showing today!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2237696  |
| Price      | \$399,999 |
| 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     | 1317, 681 Savanna Boulevard N |
| Subdivision | Saddle Ridge                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 5N9                       |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                         |
| Parking        | Stall, Underground                                                                        |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Other                                                                                                                          |
| # of Stories      | 4                                                                                                                              |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed, Other      |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |

Zoning                      M-X2

**Listing Details**

Listing Office              AVS Realty Inc.

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