

# \$350,000 - 2217, 681 Savanna Boulevard Ne, Calgary

MLS® #A2235244

## \$350,000

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Step into modern luxury with this bright and stylish 2-bedroom, 2-bathroom condo—thoughtfully designed for comfort, convenience, and quick possession.

The chef-inspired kitchen is a dream, featuring sleek quartz countertops, stainless steel appliances, soft-close cabinetry, an eat-up breakfast bar, and ample cupboard space. Wide plank laminate flooring runs throughout, beautifully complementing the open-concept layout.

The spacious primary suite includes a walk-in closet and a 3-piece ensuite with generous storage. The second bedroom is equally inviting with its own walk-through closet and access to a full 4-piece bath—ideal for guests, roommates, or a dedicated home office.

Flooded with natural light, this unit opens onto a large balcony complete with a built-in BBQ gas line—perfect for relaxing evenings or weekend entertaining.

Additional highlights include in-suite laundry and a titled underground parking stall. Residents enjoy premium building amenities such as a fully equipped fitness centre, an owner's lounge, dog wash station, and secure bike storage.

Located just steps from everything you need—grocery stores, restaurants, banks,



medical services, schools, and more. With public transit right outside your door and direct access to the LRT station, your commute is a breeze.

Move-in ready and packed with featuresâ€”this is one opportunity you do not want to miss.

Built in 2024

**Essential Information**

MLS® #	A2235244
Price	\$350,000
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,
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	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony
Construction	Composite Siding

## Additional Information

Date Listed	July 8th, 2025
Days on Market	21
Zoning	M-X2

## Listing Details

Listing Office	CIR Realty
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