

# **\$349,900 - 2101, 681 Savanna Boulevard Ne, Calgary**

---

MLS® #A2204790

**\$349,900**

2 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**INVESTOR & FIRST-TIME HOMEBUYER  
ALERT! PRIME CORNER UNIT ON THE  
MAIN FLOOR!**

Welcome to this beautifully designed  
2-BEDROOM, 1-BATHROOM ground-floor  
CORNER UNIT CONDO, offering the perfect  
blend of COMFORT AND CONVENIENCE.  
Whether you're a FIRST-TIME HOMEBUYER  
or an INVESTOR seeking a great opportunity,  
this property checks all the boxes.

Step inside to discover LUXURY VINYL  
FLOORING, CONTEMPORARY LIGHTING,  
and an inviting OPEN-CONCEPT LAYOUT.  
The modern kitchen boasts QUARTZ  
COUNTERTOPS, sleek STAINLESS STEEL  
APPLIANCES, and stylish finishes â€” ideal for  
both daily living and entertaining.

The bright and spacious living area features  
LARGE WINDOWS that flood the space with  
NATURAL LIGHT. Enjoy direct access to your  
PRIVATE PORCH through a convenient SIDE  
ENTRY â€” perfect for MORNING COFFEE,  
SUMMER BARBECUES, or EASY STREET  
ACCESS.

Additional perks include IN-UNIT LAUNDRY,  
secure UNDERGROUND PARKING, an  
on-site FITNESS CENTER, and INDOOR  
BICYCLE STORAGE.

Situated in a PRIME LOCATION near



SAVANNA BAZAAR, SCHOOLS, SHOPPING,  
DINING, and PUBLIC TRANSIT, this  
CORNER UNIT offers exceptional VALUE  
AND CONVENIENCE.

DONâ€™T MISS YOUR CHANCE to own this  
fantastic home â€” ideal for both LIVING AND  
INVESTING!

Built in 2024

**Essential Information**

MLS® #	A2204790
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2101, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5N9

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Playground, Private Entrance
Construction	Wood Frame

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	46
Zoning	M-X2

## Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.