

\$350,000 - 1311, 681 Savanna Boulevard Ne, Calgary

MLS® #A2249998

\$350,000

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

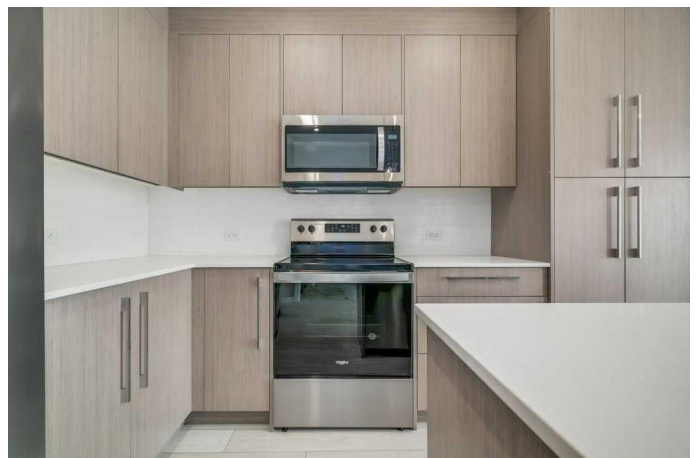
Saddle Ridge, Calgary, Alberta

Welcome to a vibrant and modern condo that perfectly blends comfort, functionality, and style. Located in a thriving, community-oriented neighborhood, this 2-bedroom, 2-bathroom home offers everything you need for low-maintenance living with a splash of elegance.

Positioned on the third floor, this unit offers a bright and open-concept layout welcoming you with luxury vinyl flooring that's as durable as it is attractive. The living and dining areas flow effortlessly into a sleek kitchen featuring quartz countertops, stainless steel appliances, and tasteful finishes ideal for anyone who enjoys tapping into their inner chef.

The primary bedroom offers a private retreat with ample natural light and an adjoining full 4-piece ensuite. A generous second bedroom provides flexibility—ideal for guests, a home office, or that workout space you keep telling yourself you'll use. The second full bath makes hosting a breeze while adding convenience for everyday living.

Take a breather on your own private balcony—your new favorite spot for early morning coffee, quiet reading sessions, or barbecues that impress neighbours into thinking you're a grill master. Need a place to stash your bike? There's indoor bicycle storage for that. Hate circling the block for parking? Problem solved with your secure



underground stall. Plus, in-suite laundry means never having to dig for loose change or braving shared machines.

Residents also have access to an on-site fitness center, perfect for staying active without ever leaving the building. When you do venture out, you'll find local lifestyle perks within walking distance, including nearby Savanna Park for fresh air and leisurely strolls. Commuters will appreciate proximity to transit stops like Saddletowne Terminal, while families benefit from reputable schools such as Gobind Sarvar High School close by. Nearby shopping and dining destinations complete the picture, making daily errands and takeout nights super convenient.

Whether you're looking to buy your first home, downsize intelligently, or invest wisely, this smartly designed condo fits the bill. It's not just a place to live—it's a place where convenience meets modern design and turns into something you'll be happy to come home to. Don't miss out. Call today for more information!!

Built in 2024

Essential Information

MLS® #	A2249998
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status	Active
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Community Information

Address	1311, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5N9

Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Visitor Parking, Party Room, RV/Boat Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	August 20th, 2025
Days on Market	78
Zoning	M-X2 d111

Listing Details

Listing Office	RE/MAX iRealty Innovations
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