\$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 flexibilityâ€"ideal for guests, a home office, or that workout space you keep telling yourself you'II use. The second full bath makes hosting a breeze while adding convenience for everyday living.

Take a breather on your own private balconyâ€"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 liveâ€"it's a place where convenience meets modern design and turns into something you'II 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

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, Party Room,

Visitor Parking, 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

Zoning M-X2 d111

Listing Details

Listing Office RE/MAX iRealty Innovations

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.