

# \$365,000 - 1201, 681 Savanna Boulevard Ne, Calgary

MLS® #A2270012

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Tired of cramped condos? Welcome home to Unit 1201 at Savanna II Condos, where space, style, and an incredible location meet. This bright, 1023 sqft condo offers the perfect blend of comfort and convenience for first-time homebuyers or growing families. The expansive, open main living area is flooded with natural light, creating a vibrant space for daily life and entertaining. Enjoy contemporary living with stylish finishes throughout, two well-appointed bedrooms each boasting a walk-in closet, and the ease of in-unit laundry. Step out onto your large private balcony for a breath of fresh air. Beyond your suite, Savanna II enhances your lifestyle with fantastic building amenities, including an exclusive owners' lounge, an equipped gym, and a convenient pet wash station. Your titled underground parking stall ensures year-round comfort for your vehicle. Location is truly key here! Travel is a breeze with Calgary International Airport just a 15-minute drive away. For city commutes, the Saddleridge LRT Station is a comfortable 15-minute walk, offering seamless access downtown. Daily conveniences are at your doorstep: a bustling shopping plaza with restaurants and retail is right next to the building, while the larger Saddleridge Shopping Centre (major groceries!) and the state-of-the-art Genesis Centre for recreation are just a 5-minute drive. This truly family-friendly community also boasts excellent nearby schools, including Prairie Sky School, and numerous pathways



for outdoor enjoyment. Unit 1201 at Savanna II presents an exceptional opportunity to own a modern, spacious, and amenity-rich home in a thriving, connected, and affordable community. Don't miss your chance to start your next chapter here!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2270012          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,023             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1201, 681 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge                   |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3J 5N9                        |

**Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Recreation Room |
| Parking Spaces | 1                                                                      |
| Parking        | Titled, Underground                                                    |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan      |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Baseboard                |
| Cooling      | None                     |
| # of Stories | 4                        |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 2                   |
| Zoning         | M-X2 d111           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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