1405 681 Savanna Boulevard NE

Calgary | Active | MLS® A2349444

$300,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**812 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to Savanna II, a modern two bedroom condo in Savanna in Saddleridge offering a well designed layout, contemporary finishes, and excellent access to the shops, restaurants and everyday conveniences that make this area so practical.

Offering 812 square feet of living space, the unit features an open floorplan with high ceilings, quartz countertops and durable vinyl flooring throughout. The kitchen includes a large island with breakfast bar seating, plenty of prep space and an open connection to the dining and living areas, making the layout equally functional for everyday living or entertaining.

Both bedrooms are generously sized, with the primary bedroom featuring a walk in closet and private ensuite. A second full bathroom and convenient in suite laundry complete the interior.

Savanna II is only two years old and offers several useful resident amenities, including a main floor fitness centre, a spacious lounge that works well for gatherings and kids' birthday parties, visitor parking, and a dog wash station located in the underground parking area. That's right, pets are welcome here - up to 2 pets (cats/dogs) as long as you seek official approval from the condo.

The unit sits on the quieter east side of the building, with an open view to the east and plenty of morning sun. Parks, playgrounds, schools, walking and cycling paths are all nearby, while shopping, restaurants and other services are just minutes away. A great option for anyone looking for a newer condo with a functional layout, useful building amenities and convenient access to everything Savanna and Saddleridge have to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349444
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	812 sq. ft.
Main Level Finished Area:	812 sq. ft.
Condo Fee:	$482.05
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2312101
Heating:	Baseboard

New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Saddle Ridge
Amenities:	Elevator(s), Fitness Center, Party Room, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Entrance · 11'5" × 4'6" ·
Main Floor	Living Room · 15'2" × 10'11" ·
Main Floor	Kitchen · 12'3" × 8'9" ·

Main Floor	Bedroom - Primary · 12'5" × 10'3" ·
Main Floor	Bedroom · 10'11" × 9'9" ·
Main Floor	Balcony · 9'11" × 7'4" ·
Main Floor	Walk-In Closet · 7'5" × 4'6" ·
Main Floor	Walk-In Closet · 7'11" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-X2 d111
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1405-681-savanna-boulevard-ne-calgary-a2349444/

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