



THE
A-TEAM

**RE/MAX
FIRST**

119 19 Street #109, Calgary T2N 2S7

MLS® #: **A2119140**

Area: **West Hillhurst**

Listing Date: **04/11/24**

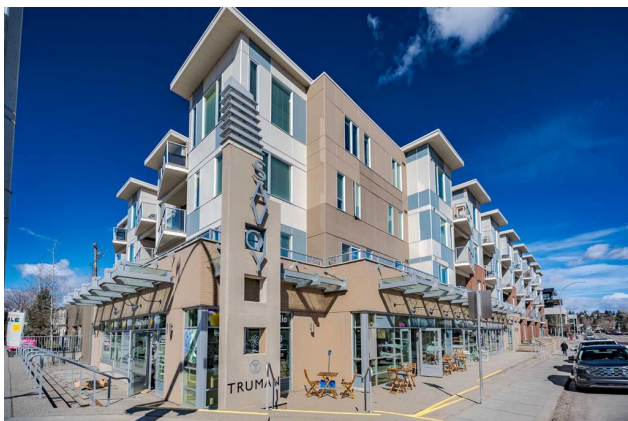
List Price: **\$478,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **938**
Low Sqft:
Ttl Sqft: **938**

DOM

38

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Private Entrance,Storage**

Construction:

Brick,Composite Siding,Wood Frame

Flooring:

Hardwood,Marble

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Garburator,Gas Cooktop,Microwave,Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`2" x 13`1"
Foyer	Main	7`1" x 4`1"
4pc Ensuite bath	Main	11`1" x 4`9"
Bedroom	Main	12`2" x 11`9"
Laundry	Main	8`1" x 4`9"

Room	Level	Dimensions
Living Room	Main	12`10" x 11`10"
Bedroom - Primary	Main	12`10" x 11`11"
Den	Main	10`5" x 6`1"
3pc Bathroom	Main	10`2" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$564

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510740**

Remarks

Pub Rmks: **Welcome to West Hillhurst ...Luxury Inner City Living in the "SAVOY" Building by Truman Homes. This 2 bedroom, 2 bath, plus Den Condo provides comfortable versatile living space, quality construction, a stylish design, attention to detail, and contemporary finishing. With an open and functional floor plan this condo offers 10 ft. high ceilings and sizable windows, flooding the living spaces with natural light, and Engineered Flooring throughout providing durability and modern aesthetic. The bathrooms boast floor to ceiling Carrera Marble, adding sophistication and luxury. The Kitchen is the focal point which consists of high end Liebherr and AEG appliances, white lacquered and wood combination cabinets, island breakfast bar, quartz counter tops, Silver in vogue back splash tile, an impressive pullout pantry, a 5 burner gas stove top and modern fixtures. The inclusion of a 4 piece ensuite bathroom and a 3 piece main bath adds to the allure of the master/second bedroom, offering a spa like experience right at home.. Marble, Quartz, soaker tub, glassed in shower, vessel sinks, terrazzo floor tiles and Plenty of cabinet/linen space exudes sophistication and luxury. The den/flex room provides versatility for various living arrangements or as a home office. Laundry room /storage/closet offers a generous functional space. Walk out from the spacious bright living room onto your West facing deck or you have the option to host on the huge Roof Top Patio complete with BBQ facility. This condo comes with a TITLED Heated under ground parking stall no. 32, with access to a bike lock /storage area and your own assigned storage locker no.9 which conveniently is located on the same floor for easy access without the need to travel far from the unit. Lets not forget the reasonable condo fees for inner city living , including all utilities except electricity. So Exciting....All this awaits you in the Heart of the city...The trendy neighborhood of Kensington with coffee shops, restaurants, Shopping, Pathways, Public transit, Schools, Daycare and so much more .. Plus Made by Marcus Ice Cream !!!!**

Inclusions: **3 Quartet Boards in Hallway**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



