



THE
A-TEAM

**RE/MAX
FIRST**

923 15 Avenue #109, Calgary T2A 2R6

MLS® #: **A2126303**

Area: **Beltline**

Listing Date: **04/25/24**

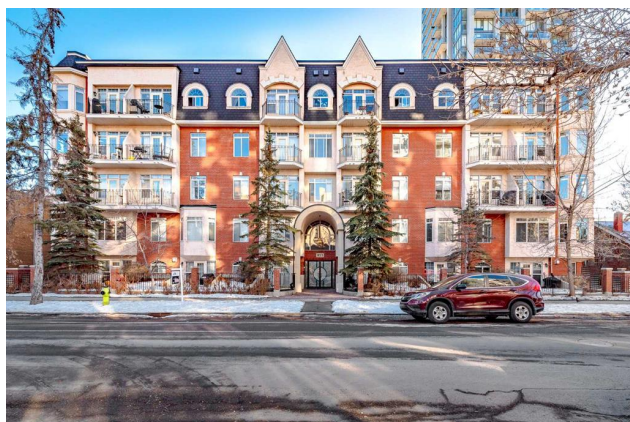
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,451**
Low Sqft:
Ttl Sqft: **1,451**

DOM

24

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard, Private Entrance**

Construction: **Brick, Stucco**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|-----------------------|-------------------------|---------------|---------------------|
| Living Room | Main | 19`4" x 13`8" | Kitchen | Main | 12`8" x 9`8" |
| Dining Room | Main | 5`8" x 9`0" | 2pc Bathroom | Main | 5`3" x 4`10" |
| Bedroom - Primary | Second | 15`11" x 10`2" | 4pc Ensuite bath | Second | 8`7" x 6`4" |
| Bedroom | Second | 8`11" x 13`11" | 4pc Ensuite bath | Second | 4`11" x 8`7" |
| Laundry | Second | 6`10" x 5`6" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,051

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc:

9812322

Remarks

Pub Rmks:

Experience exquisite multi-level condo living experience offered at The Savoy! Nestled in the heart of the beltline, just moments away from premier shopping, dining, and transit options, this exceptional end unit boasts 2 bedrooms, 2.5 baths, and a spacious open floor plan spanning two levels. If stairs are an issue, you can always take the elevator to the upper floor, where you'll find the bedrooms, each complete with its own ensuite bath and a conveniently located laundry room. On the main floor, the kitchen seamlessly transitions into the dining and living areas, accentuated by a welcoming gas fireplace and direct access to your private courtyard. Throughout the home, enjoy the comfort of newer carpeting, ensuring a cozy ambiance at every turn. Both bedrooms feature generous walk-through closets and elegant 4-piece ensuites, providing ultimate comfort and privacy. Additional amenities include secure, titled, heated underground parking, complete with a personal bike rack in front of your parking stall. Take a virtual tour or secure your spot for a private showing today, and discover the epitome of urban sophistication at The Savoy!"

Inclusions:

na

Property Listed By:

2% Realty

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

