



THE
A-TEAM

**RE/MAX
FIRST**

2007 1 Avenue, Calgary T2N 0B4

MLS®#: **A2137925**

Area: **West Hillhurst**

Listing Date: **06/08/24**

List Price: **\$948,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 15-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped,Treeed**
Park Feat: **Parkade,Underground**

Finished Floor Area

Abv Sqft: **2,280**
Low Sqft:
Ttl Sqft: **2,280**

DOM

100
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Metal**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Ceramic Tile,Other,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Garburator,Gas Cooktop,Microwave,Washer/Dryer,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`10" x 8`5"
Kitchen With Eating Area	Main	15`6" x 12`11"
2pc Bathroom	Main	4`6" x 5`11"
Laundry	Second	5`7" x 3`0"
Furnace/Utility Room	Second	3`2" x 5`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`8" x 12`11"
Living Room	Main	12`7" x 19`2"
Den	Second	8`4" x 9`11"
4pc Bathroom	Second	15`7" x 9`3"
Bedroom	Second	10`7" x 9`5"

Bedroom	Second	12`5" x 9`5"	Balcony	Third	5`10" x 9`0"
Walk-In Closet	Third	5`11" x 9`9"	Bedroom - Primary	Third	18`5" x 15`0"
5pc Ensuite bath	Third	9`4" x 8`7"	Balcony	Third	7`3" x 19`1"
Mud Room	Basement	9`11" x 7`6"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$771	Fee Simple	DC
	Fee Freq:	
	Monthly	

Legal Desc: **1510740**

Remarks

Pub Rmks: ******OPEN HOUSE 2-4PM SUNDAY SEPTEMBER 15****Indulge in luxury living at the Savoy by Truman Homes! Highlights of this sleek and modern 3 story townhome with almost 2300 sq. ft. of living space, include 9' ceilings, designer lighting and plumbing fixtures, 3 bedrooms, SONOS sound system, double sided indoor/outdoor fireplace, air conditioning, and two titled underground parking stalls. Beautiful chef's kitchen with custom European style cabinetry, gas cook top, Thermador and Bosch appliances, large island/eating bar with Caesar stone counter tops, and bar fridge . The dining room, with a high dramatic ceiling, is next to the kitchen and is perfect for entertaining. The spacious living room is adjacent to the kitchen with a double sided indoor/outdoor fireplace and access to a private outdoor patio. On the second level are two bedrooms and a 4-piece bath with in-floor heating. Also on this level, is a loft/den overlooking the dining room below. The luxurious primary retreat with a private balcony is located on the third level with a large walk-in closet, a spa-like 5-piece ensuite, large soaker tub, separate shower, and dual sinks. Also on this level is a large patio to relax and catch the sun. For your enjoyment, there is a common area roof top terrace. The Savoy is conveniently located just blocks from Bow River pathways, Kensington shops and restaurants, North Hill Shopping Centre, schools, public transportation, and the downtown core.**

Inclusions: **Mirror in primary bedroom and mirror in front entry.**
Property Listed By: **Real Estate Professionals Inc.**

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