

923 15 Avenue #111, Calgary T2R 0S2

MLS®#: **A2165854** Area: **Beltline** Listing **09/14/24** List Price: \$374,000

Date:
Status: Pending County: Calgary Change: -\$900, 25-Nov Association: Fort McMurray

General Information

Prop Type: Residential Sub Type: Apartment

City/Town: Calgary Finished Floor Area
Year Built: 1998 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,292**

Lot Shape:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

1,292

2 (2)

2

2.5 (2 1)

Multi Level Unit

98

Access:

Lot Feat: Landscaped

Park Feat: Heated Garage, Parkade, Titled, Underground

Utilities and Features

Legal/Tax/Financial

Roof: Asphalt Shingle Construction:

Heating: In Floor, Natural Gas Brick, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: None Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete
Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings

Kitchen Appl: Dishwasher,Dryer,E

Utilities:

Int Feat: No Smoking Home

Room Information

Dimensions Room Level **Dimensions** Room Level Living/Dining Room Combination Main Kitchen Main 11`0" x 7`6" 19`8" x 14`4" 12`6" x 8`2" 12`0" x 9`0" Flex Space Main **Bedroom** Upper

Bedroom - PrimaryUpper16`0" x 10`4"2pc BathroomMain4pc BathroomUpper4pc Ensuite bathUpper

Condo Fee: Title: Zoning:

Fee Freq: **Monthly**

Legal Desc: **9812322**

Remarks

Pub Rmks:

Amazing opportunity to own a 2-bedroom, 2.5 bathroom 2-storey townhome with 2 titled underground parking in the heart of the trendy 17 Ave district! Open concept main floor with a huge living room and gas fireplace and central kitchen makes it a great space for entertaining family and friends. There is a large storage room on the main level as well. Upstairs boasts a large primary bedroom with walkthrough closet and nicely appointed 4 piece ensuite. You will also find another large bedroom with walk-in closet, another full 4 piece bathroom and in suite laundry! Sunny south exposure allows for great natural lighting throughout the unit. The ground level patio provides another option as a private entrance and an outdoor space you can enjoy. The Savoy is extremely pet friendly and is centrally located with a quick walk to the downtown core and even shorter walk to everything 17 Ave has to offer! Added bonus, the windows in the unit were just replaced. Don't miss this one!

Inclusions: N/A
Property Listed By: Charles

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







