



THE A-TEAM

RE/MAX FIRST

119 19 Street #408, Calgary T2N 2S7

MLS#: A2183048 Area: West Hillhurst Listing: 12/12/24 List Price: \$599,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Finished Floor Area
Abv Sqft: 975
Low Sqft:
Ttl Sqft: 975

DOM

9
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof:
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line

Construction: Brick, Composite Siding, Wood Frame
Flooring: Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$601

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1510740

Remarks

Pub Rmks: **Executive Top-Floor Condo with Stunning City Views in West Hillhurst. Welcome to SAVOY by Truman Homes, an exceptional top-floor executive condo in the heart of West Hillhurst. Perfectly located on 19th Street, this property places you within a walkable enclave filled with vibrant restaurants, charming coffee shops, and the locally beloved Made by Marcus Ice Cream. This is more than a home—it's a lifestyle. Step inside and experience the luxury and sophistication that sets this condo apart. The open-concept design is complemented by elegant details, including crystal chandeliers in every room, engineered hardwood flooring, and pristine white quartz countertops in the kitchen and bathrooms. The kitchen, designed with both style and functionality in mind, features premium AEG appliances, a gas stove, and an Electrolux fridge. Thoughtful touches like a double sink with garburator, pull-out shelving, and an oversized pantry or storage closet enhance convenience. Unwind in the spacious living area, where large windows frame unobstructed city views. Step out onto your private balcony, perfect for enjoying morning coffee or evening sunsets. The primary bedroom offers a luxurious retreat, complete with an elegant ensuite, while heated floors in both bathrooms provide a touch of spa-like comfort. Designed for modern living, this home includes a Nest thermostat, Google smoke detector, and pre-installed conduit for a seamless TV setup. Stay connected with fibre internet wiring, and enjoy year-round comfort with air conditioning and baseboard heating. This condo also offers practical perks, including two titled parking stalls in a secure underground parkade with visitor parking. Located just steps from the trendy Kensington district, you'll have easy access to boutique shopping, award-winning dining, and all the charm of this highly sought-after area. Don't miss your chance to own this exquisite property in West Hillhurst's premier address, SAVOY by Truman Homes. Contact your favourite Realtor to schedule your private showing.**

Inclusions: N/A

Property Listed By: Century 21 Bamber Realty LTD.

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











