

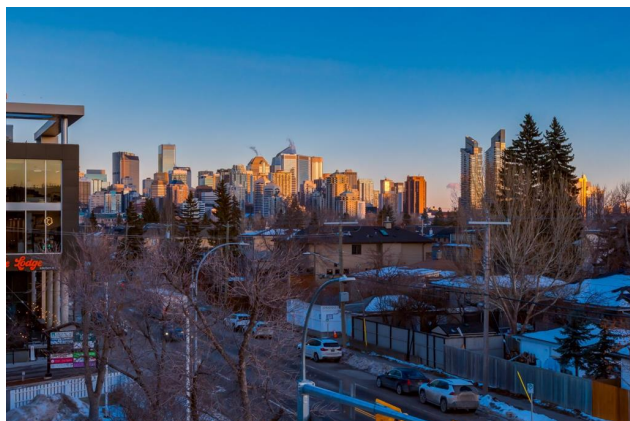


THE
A-TEAM

**RE/MAX
FIRST**

119 19 Street #408, Calgary T2N 2S7

MLS®#: **A2183048** Area: **West Hillhurst** Listing Date: **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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

Finished Floor Area

Abv Sqft: **975**
 Low Sqft:
 Ttl Sqft: **975**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

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

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	13`6" x 10`4"	Dining Room	Main	15`7" x 11`8"
Kitchen	Main	12`5" x 12`4"	Living Room	Main	13`3" x 11`3"
Bedroom - Primary	Main	11`0" x 13`0"			

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











