



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**923 15 Avenue #405, Calgary T2R 0S2**

MLS® #: **A2188182**

Area: **Beltline**

Listing Date: **01/23/25**

List Price: **\$380,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

DOM

**7**

Layout

Beds: **2 (2 )**

Baths: **1.5 (1 1)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall, Underground**

Utilities and Features

Roof:  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 8`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 7`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`4" x 3`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$641**

**Fee Simple**

**CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **9812322**

Remarks

Pub Rmks: **Welcome to this Chic entertainment district 2-bed unit in the sought after community of Beltline. This incredible 841 sq foot condo in the heart of The Beltline is inner-city living at its BEST! Located in the prestigious Savoy. The large, bright windows flood this home with an abundance of natural light. The kitchen is functional with lovely maple cabinets, quartz countertop, and backsplash. You'll love the new luxury vinyl plank flooring throughout the main floor that ties nicely into the light, neutral colours. The living room boasts a cozy corner mantle gas fireplace and steps out onto the balcony from the dining room. You'll also find the large master bedroom and the 4 piece bathroom just down the hall. The second bedroom is separate from the primary bedroom to give privacy and quiet working space, and you will find a 2 piece bathroom, convenient for company. Park the car in the underground heated parking stall (which is titled) as you enjoy the ultimate no-car walkable lifestyle this location has to offer. Just around the corner from 17th Ave shops, restaurants, and services and close to parks, playgrounds and schools with easy access to transit, this home is perfectly located. You can also relax and rest assured that everything is taken care of with the condo fees, including most of the utilities (gas, heat, water, sewer), common-area maintenance and upkeep of the building. The Savoy itself has gone through a ton of recent renos with a fantastic Art Deco entrance and freshly updated common areas. It's a quiet, friendly building in an incredible location.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









