

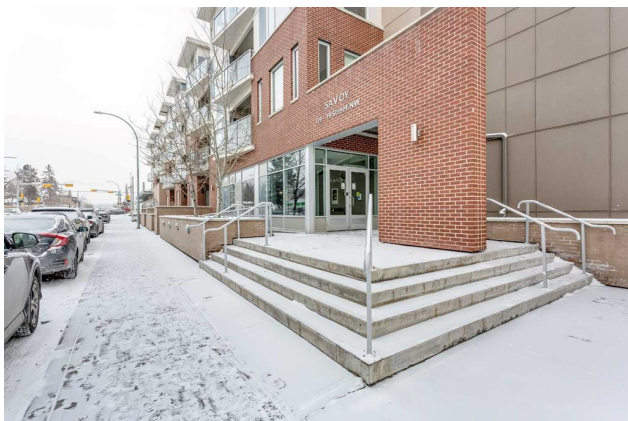


THE
A-TEAM

**RE/MAX
FIRST**

119 19 Street #210, Calgary T2N 2S7

MLS® #: **A2192292** Area: **West Hillhurst** Listing Date: **02/06/25** List Price: **\$575,000**
 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **999**
 Low Sqft:
 Ttl Sqft: **999**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Window Coverings**
 Int Feat: **No Smoking Home, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`3" x 6`10"	Dining Room	Main	14`11" x 15`2"
Living Room	Main	13`0" x 15`9"	Bedroom - Primary	Main	10`11" x 12`1"
Bedroom	Main	10`6" x 13`2"	4pc Ensuite bath	Main	10`10" x 4`11"
3pc Bathroom	Main	4`11" x 9`9"			

Legal/Tax/Financial

Condo Fee: **\$609** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1510740**

Remarks

Pub Rmks: **Welcome to the SAVOY...Situated in the vibrant heart of West Hillhurst, this condo complex offers the perfect blend of modern living and urban convenience. Embrace the evolving lifestyle of Kensington West, with everything you need just steps away—shops, trendy restaurants, bistros, delis, and more. Enjoy quick access to transit, the Bow River pathway system, Kensington Village, and downtown, all while being surrounded by top-tier community amenities like schools, parks, playgrounds, an outdoor pool, arena, and community centre. This wonderful sun-drenched corner unit is one of the most desirable in the building, boasting south and west exposures and one of the largest balconies the Savoy has to offer. With an open-concept floor plan, air conditioning, and an inviting foyer with large closet this unit is sure to impress. This home provides a seamless flow from entry to living space. The kitchen features sleek, modern finishes including high-end appliances, shimmering silver backsplash, quartz countertops, and custom storage cabinets and shelving. The spacious dining area leads to the one of the largest balconies in the complex offering ample space for outdoor enjoyment and comes equipped with a gas line hookup, making it perfect for summer BBQs and entertaining. The cozy, corner living area is bathed in natural light, while the spacious primary bedroom offers a serene retreat with an elegant 4 piece ensuite. You will appreciate the in-suite laundry for added convenience. You will also appreciate the combination of air conditioning and baseboard heating for year round comfort. To top it off, the building features a west-facing rooftop patio, perfect for relaxing or enjoying a sunset view. Additional perks include a secure, heated underground parking space, a storage locker (located on the main floor away from the parkade dust), and bicycle storage.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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



