



THE
A-TEAM

**RE/MAX
FIRST**

119 19 Street #308, Calgary T2N 2S7

MLS® #: **A2196282**

Area: **West Hillhurst**

Listing Date: **02/28/25**

List Price: **\$574,900**

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: **970**
Low Sqft:
Ttl Sqft: **970**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

9

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Oven,Garburator,Gas Range,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`10" x 8`9"	4pc Ensuite bath	Main	8`0" x 7`11"
Bedroom	Main	13`6" x 10`4"	Dining Room	Main	11`4" x 11`7"
Foyer	Main	6`2" x 8`8"	Kitchen	Main	15`8" x 12`9"
Living Room	Main	13`4" x 14`8"	Bedroom - Primary	Main	10`11" x 12`10"

Legal/Tax/Financial

Condo Fee:
\$636

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1510740**

Remarks

Pub Rmks: **Welcome to Savoy by Truman Homes, where urban convenience meets contemporary style! Nestled in the heart of Kensington West, this vibrant community offers an incredible lifestyle—step outside to explore charming boutique shops, restaurants, bistros, and delis. Enjoy easy access to transit, the Bow River pathways, Kensington Village, and downtown, plus a well-established neighborhood with schools, parks, playgrounds, and more! This bright and unique corner unit boasts south east-facing exposures, flooding your space with natural light. Step into a welcoming entryway with a closet, leading you to a sleek, modern kitchen featuring high-end appliances, quartz countertops, and custom cabinets. The open layout flows effortlessly into the dining and living areas, the perfect spot to relax, with access to the south-facing balcony. The spacious primary bedroom features a luxury ensuite pampering you with a deep soaker tub, a large standing shower, and a stunning Kohler glass vessel sink. The flexible second bedroom is thoughtfully place on the other side of the unit for added privacy. The spa-inspired main bathroom includes a huge walk-in shower and stylish glass vessel sink. Plus, the in-suite laundry offers additional storage and organization. Enjoy the added perks of a rooftop patio, secure titled underground parking, a separate storage locker, and bicycle storage. This stunning home is move-in ready—come experience the best of Kensington living today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Argos Realty**

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









