



THE
A-TEAM

**RE/MAX
FIRST**

923 15 Avenue #304, Calgary T2R 0S2

MLS® #: **A2206295**

Area: **Beltline**

Listing Date: **03/28/25**

List Price: **\$399,900**

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: **1,034**
Low Sqft:
Ttl Sqft: **1,034**

DOM

15
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$754**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc: **9812322**

Remarks

Pub Rmks:

Welcome to The Savoy! A very special boutique residence in one of Calgary's best neighbourhoods. Discover urban living at its finest with a thriving food scene, breweries & bars, divine bakeries, galleries, parks & shops just steps away. Over 1034 SF of serene living featuring a savvy open concept plan and tree top views. Enjoy numerous thoughtful/quality upgrades over the past several years wrapped in a contemporary aesthetic. The private foyer opens to a 18'x13' living room with gas fireplace, wall of windows and easily accommodates an office/den/hobby area. Smartly designed kitchen features ceiling height cabinetry, granite counter tops, stainless steel appliances and pantry. Beautifully updated 4-piece guest bath with tub/shower + granite counter tops! The primary bedroom of your dreams spanning 18'x10.5' with a walk thru closet (so much storage!) and impressive 5-piece ensuite featuring double vanities w/granite, linen closet, a decadent soaker tub + stand-alone shower, wow! In suite laundry room with washer/dryer and "large" storage space. 9 foot ceilings, street facing balcony with views, 1 titled underground (heated) parking stall, pet friendly property (board approval). Well managed & proactive board with numerous quality building improvements that show pride of ownership + NEW windows being installed in early April. Such a versatile plan that the layout can easily accommodate adding a SECOND bedroom, if your needs change. So much to love! Welcome home.

Inclusions:

Mirror on wall above tub, shelving in laundry room

Property Listed By:

RE/MAX Realty Professionals

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







