

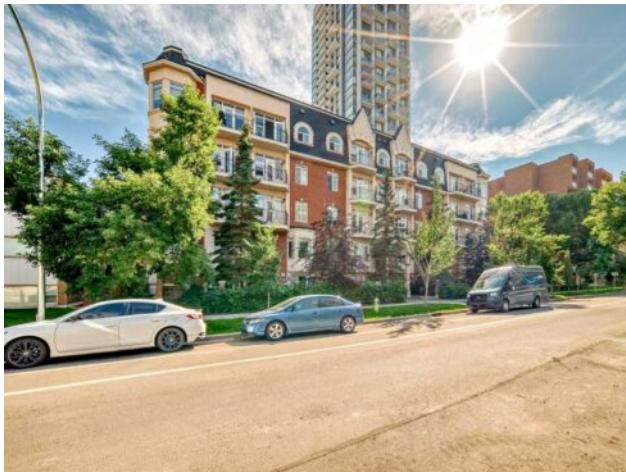


**GRASSROOTS**  
REALTY GROUP

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**102, 923 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2248373**



**\$449,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 987
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Steps to it all &mdash; yet perfectly tucked away. Welcome to unit 102 - 923 15 Ave SW, The Savoy, where urban convenience meets modern comfort. This rare and spacious multi-level condo offers 2 spacious bedrooms, 2.5 bathrooms, and over \$30,000 in thoughtful upgrades. Perfect for professionals, downsizers, or anyone craving a low-maintenance lifestyle, this home blends style, function, and AMAZING location in one incredible package. The bright, open main floor features new engineered hardwood flooring, ' ceilings, in-floor heating, and a cozy gas fireplace. The kitchen is designed for both cooking and entertaining, complete with full-height cabinetry, granite counters, a large eating bar the full length of the kitchen, and Stainless Steel appliances &mdash; including a NEW LG dishwasher, and NEW OTR-microwave. Upstairs you'll find the NEW LG Washer and Dryer and down the hall, the large primary suite that includes a walkthrough closet and upgraded full 4pc ensuite. The spacious second bedroom boasts large windows and big walk-in closet also offers a Murphy bed and built-in desk wall unit, making it a perfect guest room or home office. You'll also enjoy two private entrances, in-suite laundry, two large (in-suite) storage areas (under the stairs and the main entry closet big enough for a freezer), and of course, a secured titled underground heated parking with extra visitor parking for your long term guests. Recent updates include modern lighting, smart dimmers and security features (door and window sensors), updated bathroom vanities and one-piece toilets, fresh paint, and a patio with screen door for enjoying fresh air. The Savoy is a secure, boutique building with newly replaced windows, just steps from the vibrant energy of 17th Avenue yet tucked away for peace and privacy. Save on gas with a WALK SCORE of

100/100, day to day activities will not only save you TIME but will give you some freedom back into your day to enjoy more activities like going to the gym a block away or hanging out with friends after work. Your perfect inner-city retreat is ready. Call today or book your private showing to experience this rare multi-level gem for yourself and start living the good life with all the amenities nearby to make your lifestyle more enjoyable. Come see it today!