



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109, 923 15 Avenue SW
Calgary, Alberta

MLS # A2164784



\$420,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	1,461 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,051
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters		

Inclusions: None

Welcome to The Savoy, where urban sophistication meets stylish comfort in this elegant, multi-level condo in the heart of the Beltline. This spacious 2-storey end unit offers an open-concept main floor perfect for entertaining, featuring a functional kitchen with a large island, breakfast bar, ample cabinetry, and white appliances. The bright living and dining areas are anchored by a gorgeous gas fireplace with ceramic facing and mantle, and lead out to your private south-facing patio, flooding the space with natural light. Upstairs, you'll find two generously sized Master Bedrooms, each with its own walk-through closet and 4-piece ensuite, along with a large laundry room and extra storage. With 9-foot ceilings, dual-level entrances, and a convenient 2-piece powder room on the main, this unit blends comfort and functionality seamlessly. Additional perks include titled, heated underground parking with a personal bike rack, and an unbeatable location just steps from 17th Avenue, Mount Royal Village, top-tier dining, coffee shops, gyms, parks, and more. A rare opportunity for stylish inner-city living—don't miss it!