



111, 923 15 Avenue SW  
Calgary, Alberta

MLS # A2165854



**\$374,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1998 (26 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>	Landscaped		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 939

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** N/A

Amazing opportunity to own a 2-bedroom, 2.5 bathroom 2-storey townhome with titled underground parking in the heart of the trendy 17 Ave district! Open concept main floor with a huge living room and gas fireplace and central kitchen makes it a great space for entertaining family and friends. There is a large storage room on the main level as well. Upstairs boasts a large master bedroom with walkthrough closet and nicely appointed 4 piece ensuite. You will also find another large bedroom with walk-in closet, another full 4 piece bathroom and in suite laundry! Sunny south exposure allows for great natural lighting throughout the unit. The ground level patio provides another option as a private entrance and an outdoor space you can enjoy. The Savoy is extremely pet friendly and is centrally located with a quick walk to the downtown core and even shorter walk to everything 17 Ave has to offer! Don't miss this one!