



**408, 119 19 Street NW
Calgary, Alberta**

MLS # A2183048



\$599,900

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	975 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Executive Top-Floor Condo with Stunning City Views in West Hillhurst. Welcome to SAVOY by Truman Homes, an exceptional top-floor executive condo in the heart of West Hillhurst. Perfectly located on 19th Street, this property places you within a walkable enclave filled with vibrant restaurants, charming coffee shops, and the locally beloved Made by Marcus Ice Cream. This is more than a home—it's a lifestyle. Step inside and experience the luxury and sophistication that sets this condo apart. The open-concept design is complemented by elegant details, including crystal chandeliers in every room, engineered hardwood flooring, and pristine white quartz countertops in the kitchen and bathrooms. The kitchen, designed with both style and functionality in mind, features premium AEG appliances, a gas stove, and an Electrolux fridge. Thoughtful touches like a double sink with garburator, pull-out shelving, and an oversized pantry or storage closet enhance convenience. Unwind in the spacious living area, where large windows frame unobstructed city views. Step out onto your private balcony, perfect for enjoying morning coffee or evening sunsets. The primary bedroom offers a luxurious retreat, complete with an elegant ensuite, while heated floors in both bathrooms provide a touch of spa-like comfort. Designed for modern living, this home includes a Nest thermostat, Google smoke detector, and pre-installed conduit for a seamless TV setup. Stay connected with fibre internet wiring, and enjoy year-round comfort with air conditioning and baseboard heating. This condo also offers practical perks, including two titled parking stalls in a secure underground parkade with visitor parking. Located just steps from the trendy Kensington district, you'll have easy access to boutique shopping, award-winning dining, and all the charm of this highly

sought-after area. Don't miss your chance to own this exquisite property in West Hillhurst's premier address, SAVOY by Truman Homes. Contact your favourite Realtor to schedule your private showing.