



GRASSROOTS
REALTY GROUP

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304, 923 15 Avenue SW
Calgary, Alberta

MLS # A2206295



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,034 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 792
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Mirror on wall above tub, shelving in laundry room

Welcome to The Savoy, a boutique residence in the heart of Calgary's vibrant Beltline. This expansive and versatile 1-bedroom, 2-bathroom condo offers over 1,030 square feet of thoughtfully designed living space. Originally a two-bedroom layout, it has been reimagined to create an ultra-generous and open living experience. Step outside and enjoy immediate access to Calgary's top bakeries, breweries, parks, and galleries—then come home to tree-top views and soaring 9-foot ceilings. The smart, contemporary floor plan begins with a private foyer that flows into a spacious 18' x 13' living room, complete with a cozy gas fireplace and ample space for a home office, reading nook, or creative corner. The chef-inspired kitchen features ceiling-height cabinetry, granite countertops, stainless steel appliances, and a full pantry. Guests will appreciate the beautifully updated 4-piece bathroom, while the show-stopping primary suite spans 18' x 10.5' and boasts a walk-through closet + spa-worthy 5-piece ensuite with double vanities, a deep soaker tub, a stand-alone shower, and linen storage. Additional highlights include a full-sized laundry room with extra in-unit storage, a street-facing balcony, and a titled heated underground parking stall. MORE TO LOVE: Pet-friendly building (with board approval) + Well-managed, proactive condo board with numerous recent building upgrades + All-new windows scheduled for installation in April 2025. BONUS: The original 2-bedroom layout offers future flexibility—easily re-convert to a second bedroom if your needs change. Stylish, spacious, and steps from everything—this is the Beltline condo you've been waiting for.