



GRASSROOTS
REALTY GROUP

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109, 119 19 Street NW
Calgary, Alberta

MLS # A2210722



\$565,000

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Gated, Guest, Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: none

Buckle up for LUXURY LIVING at the "SAVOY" by Truman Homes in vibrant West Hillhurst! This 2-bedroom, 2-bath condo with a den screams style with 10 ft. ceilings, HUGE WINDOWS flooding the space with light, and sleek engineered flooring. The kitchen dazzles with Liebherr and AEG appliances, quartz counters, a 5-burner gas stove, and a killer island breakfast bar. Bathrooms? Pure spa vibes with Carrera Marble, soaker tubs, and glass showers in main bathroom. Enjoy a west-facing balcony or the ROOFTOP PATIO, titled HEATED PARKING stall (No. 32) and same-floor STORAGE locker (No. 9). Reasonable condo fees for inner-city living(utilities included, except electricity) Pinch me, this is too good to be true! Nestled in trendy KINGSINTON, you're steps from coffee shops, dining, shopping, pathways, top-notch schools, and transit! The DEN flexes as an office or extra space, with laundry/storage rounding it out. Your dream lifestyle starts here, don't miss out!