

**109, 923 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2164784**



**\$429,000**

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

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,051
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!