



# 119 19 Street Calgary Alberta

\$575,000

Contemporary in Kensington West! Welcome to the SAVOY by Truman Homes where you can embrace the nicely evolving walking lifestyle of Kensington West with shops, restaurants, bistros, deli & services, plus numerous new additions on both sides of 19th Street and with more store fronts opening soon along Kensington Road. Easy access to transit, the Bow River pathway system, Kensington Village and Downtown, plus well-developed community infrastructure with schools, parks, playgrounds, outdoor pool, arena, community centre, etc. UNIQUE and VERY BRIGHT Corner Unit with South and East Exposures and TWO BALCONIES. This unit features significant investments in Value Enhancements (see Listing Supplements for detailed descriptions), plus Air Conditioning. Nice entry with a closet and bench provides a quiet introduction to the living space. Sleek modern look kitchen features high end Liebherr and AEG appliances, shimmering silver backsplash, quartz countertops, and plenty of cupboard space including custom storage cabinets with decorative glass (by California Closets). Opens to the pleasant dining area with sliding door (w/Hunter Douglas Silhouette Window Shade) to the East balcony (access was added by Seller after building completed) which provides your own outdoor cafe. The comfortable corner living area is flooded with wonderful natural light. The door (w/Phantom Screen) from the living area opens to the South balcony which has plenty of additional outdoor space and a gas line hook up. Perfect for summer BBQs and entertaining! The spacious primary bedroom features custom closet organizers (also by California Closets). Luxury Ensuite with large open shower, deep soaker tub, and Kohler designer vessel faceted glass sink. Flexible 2nd Bedroom/workspace with Murphy Bed & custom built-in cabinets (by California Closets). Beautiful "Spa" style main bathroom with hu...

Living room 16.17 Ft x 13.42 Ft

Dining room 11.67 Ft x 11.33 Ft

Kitchen 12.58 Ft x 12.17 Ft

Primary Bedroom 13.00 Ft x 11.00 Ft

Bedroom 13.83 Ft x 10.33 Ft

Foyer 12.00 Ft x 6.25 Ft

4pc Bathroom 8.25 Ft x 8.00 Ft

3pc Bathroom 8.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.randyhall.ca>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca