



## 923 15 Avenue Calgary Alberta

\$368,000

Discover The Savoy--a boutique condominium perfectly positioned in the heart of Calgary's dynamic Beltline. This impressive and adaptable one-bedroom residence (with two full bathrooms) spans over 1,030 sq. ft. of beautifully planned living space. Once a two-bedroom layout, it's been thoughtfully transformed to create an exceptionally open and inviting atmosphere. Step outside your door and experience the best of Beltline living--independent cafes, artisan bakeries, breweries, parks, and galleries are all moments away. Back at home, you'll be greeted by leafy, treetop views and soaring 9-foot ceilings that enhance the sense of light and space. A welcoming private foyer leads into a bright and expansive 18' x 13' living room anchored by a cozy gas fireplace--ideal for relaxing, working from home, or entertaining guests. The chef-inspired kitchen is equally impressive, showcasing ceiling-height cabinetry, granite countertops, stainless-steel appliances, and a full pantry for added storage. The primary suite is a true retreat, spanning 18' x 10.5', complete with a walk-through closet and a luxurious 5-piece ensuite featuring dual vanities, a deep soaker tub, stand-alone shower, and linen storage. Guests will appreciate the second full 4-piece bathroom, elegantly updated for modern comfort. Additional highlights include a full-size laundry room with extra in-suite storage, a street-facing balcony, and a titled heated underground parking stall. This pet-friendly building (with board approval) is professionally managed with a proactive condo board, recent building updates, and all-new windows throughout. Bonus: Originally designed as a two-bedroom, this unit offers future flexibility--easily re-convert the space if your lifestyle needs change. Stylish, spacious, and steps from everything--the perfect blend of Beltline energy and boutique tranquility awaits at The Savoy....

Kitchen 3.66 M x 2.36 M

Living room 5.59 M x 3.96 M

Other 2.74 M x 1.09 M

5pc Bathroom 3.61 M x 1.83 M

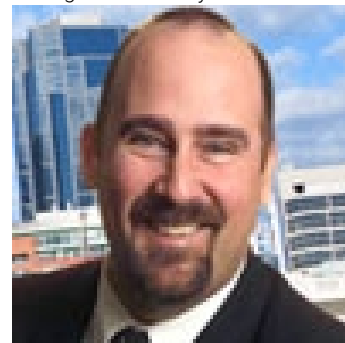
Dining room 3.28 M x 2.84 M

Laundry room 3.63 M x 2.46 M

Primary Bedroom 5.46 M x 3.18 M

4pc Bathroom 2.54 M x 1.50 M

Listing Presented By:



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