

# \$399,900 - 304, 923 15 Avenue Sw, Calgary

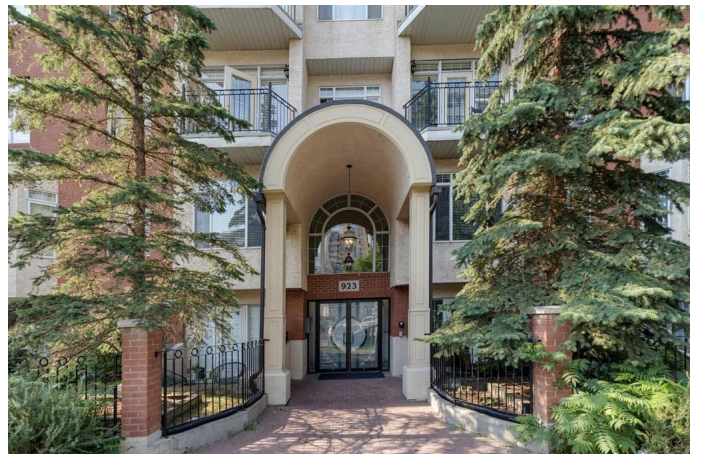
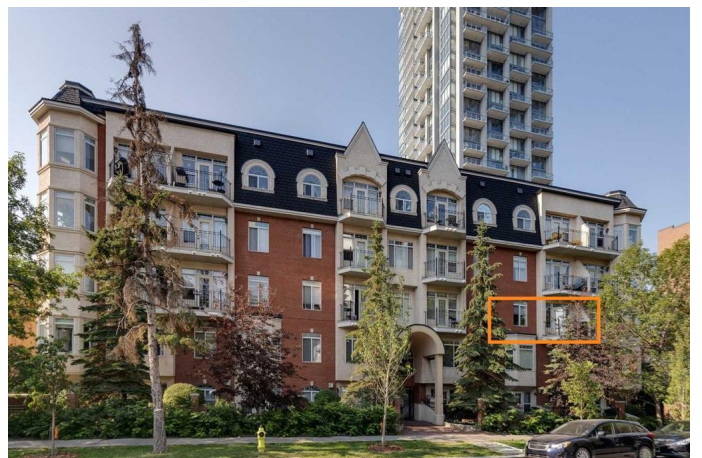
MLS® #A2206295

**\$399,900**

1 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*Open House Sunday April 6th 1:30 - 3:00\*  
Welcome to The Savoy! A very special boutique residence in one of Calgary's best neighbourhoods. Discover urban living at its finest with a thriving food scene, breweries & bars, divine bakeries, galleries, parks & shops just steps away. Over 1034 SF of serene living featuring a savvy open concept plan and tree top views. Enjoy numerous thoughtful/quality upgrades over the past several years wrapped in a contemporary aesthetic. The private foyer opens to a 18'x13' living room with gas fireplace, wall of windows and easily accommodates an office/den/hobby area. Smartly designed kitchen features ceiling height cabinetry, granite counter tops, stainless steel appliances and pantry. Beautifully updated 4-piece guest bath with tub/shower + granite counter tops! The primary bedroom of your dreams spanning 18'x10.5' with a walk thru closet (so much storage!) and impressive 5-piece ensuite featuring double vanities w/granite, linen closet, a decadent soaker tub + stand-alone shower, wow! In suite laundry room with washer/dryer and "large" storage space. 9 foot ceilings, street facing balcony with views, 1 titled underground (heated) parking stall, pet friendly property (board approval). Well managed & proactive board with numerous quality building improvements that show pride of ownership + NEW windows being installed in early April. Such a versatile plan that the layout can easily accommodate adding a SECOND bedroom, if



your needs change. So much to love!  
Welcome home.

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206295          |
| Price          | \$399,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,034             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 304, 923 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0S2               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Garbage Chute, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Secured, Stall, Titled, Underground                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings                     |
| Heating           | In Floor, Fireplace(s)  |
| Cooling           | None  |

|                 |                                |
|-----------------|--------------------------------|
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| # of Stories    | 5                              |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 10               |
| Zoning         | CC-MH            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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