

**305, 923 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2313023**



**\$320,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 665
<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, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Experience executive downtown living in this beautifully upgraded 2-bedroom condo in the highly sought-after Savoy building, located in the heart of the vibrant Beltline district. Whether you're an investor or searching for your dream urban home, this sophisticated residence offers the perfect blend of comfort, style and convenience. This sun-filled 3rd floor corner unit features a spacious open-concept layout accented by luxury hardwood flooring and elegant modern finishes throughout. The gourmet kitchen is designed to impress with premium stainless steel appliances, quartz countertops, a peninsula island with breakfast bar seating, pantry storage and ample cabinetry. The formal dining area is enhanced by a stunning wall of built-in bookcases, while the bright living room showcases charming bay windows and a cozy tile-faced gas fireplace with mantle. The spacious primary retreat offers generous closet space and a stylish 3-piece ensuite bathroom. A second large bedroom, full bathroom, and dedicated laundry/storage room complete the thoughtfully designed interior. Step outside onto your private balcony and enjoy downtown views and the energy of inner-city living. Additional features include a secured titled heated underground parking stall, bike storage and a well-maintained building with recent common area updates. Unbeatable location just steps to 17th Avenue SW and within walking distance to Save-On-Foods, Canadian Tire, GoodLife Fitness, trendy restaurants, coffee shops, nightlife, parks, transit and countless downtown amenities. Don't miss this exceptional opportunity — book your private viewing today!