

**316, 119 19 Street NW**  
**Calgary, Alberta**

**MLS # A2331512**



**\$385,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Hillhurst                                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 694 sq.ft.                                         | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                             | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete, Wood Frame | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Open Floorplan, Quartz Counters     |                   |        |
| <b>Inclusions:</b> | None                                          |                   |        |

Welcome to your sun-drenched urban oasis! Located on the third floor of the highly desirable Savoy building in one of Calgary's trendiest neighborhoods, this west-facing, two-bedroom condo perfectly blends style, comfort, and convenience. Bright, open-concept layout flooded with natural afternoon light from expansive west-facing windows. The open layout is a standout with the kitchen featuring sleek quartz countertops, stainless steel appliances, and a spacious island perfect for casual dining or entertaining. Generously sized bedroom with ample closet space and private access to luxurious, modern walk-in shower. Versatile second bedroom includes its own closet, making it an ideal home office or cozy guest space. Enjoy BBQing and evening sunsets from your west-facing balcony. On those hot summer days, stay perfectly cool thanks to the unit's built-in air conditioning. Convenient in-suite laundry and storage complete this fantastic space. This unit also offers a secure indoor parking stall, dedicated bike storage, and an additional separate storage locker to keep your gear organized. Step out your front door and immerse yourself in the local vibrancy, with trendy coffee shops and local diners just steps away. Enjoy the ultimate Calgary lifestyle with a short stroll to the scenic Bow River path system and an effortless walk to the downtown core. Move-in ready and built for the modern professional. Schedule your viewing today!