

**109, 119 19 Street NW**  
**Calgary, Alberta**

**MLS # A2210722**



**\$565,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Gated, Guest, Heated Garage, Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 602
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings		

**Inclusions:** none

Buckle up for LUXURY LIVING at the "SAVOY" by Truman Homes in vibrant West Hillhurst! This 2-bedroom, 2-bath condo with a den screams style with 10 ft. ceilings, HUGE WINDOWS flooding the space with light, and sleek engineered flooring. The kitchen dazzles with Liebherr and AEG appliances, quartz counters, a 5-burner gas stove, and a killer island breakfast bar. Bathrooms? Pure spa vibes with Carrera Marble, soaker tubs, and glass showers in main bathroom. Enjoy a west-facing balcony or the ROOFTOP PATIO, titled HEATED PARKING stall (No. 32) and same-floor STORAGE locker (No. 9). Reasonable condo fees for inner-city living (utilities included, except electricity) Pinch me, this is too good to be true! Nestled in trendy KINGSINTON, you're steps from coffee shops, dining, shopping, pathways, top-notch schools, and transit! The DEN flexes as an office or extra space, with laundry/storage rounding it out. Your dream lifestyle starts here, don't miss out!