

\$567,900 - 208, 119 19 Street Nw, Calgary

MLS® #A2140128

\$567,900

2 Bedroom, 2.00 Bathroom, 981 sqft

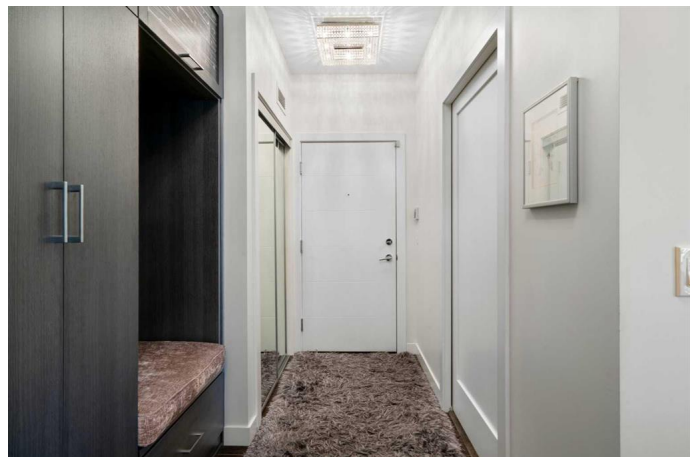
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Contemporary in Kensington West! Welcome to the SAVOY by Truman Homes where you can embrace the nicely evolving walking lifestyle of Kensington West with shops, restaurants, bistros, deli & services, plus numerous new additions on both sides of 19th Street and with more store fronts opening soon along Kensington Road. Easy access to transit, the Bow River pathway system, Kensington Village and Downtown, plus well-developed community infrastructure with schools, parks, playgrounds, outdoor pool, arena, community centre, etc.

UNIQUE and VERY BRIGHT Corner Unit with South and East Exposures and TWO BALCONIES. This unit features significant investments in Value Enhancements (see Listing Supplements for detailed descriptions), plus Air Conditioning.

Nice entry with a closet and bench provides a quiet introduction to the living space. Sleek modern look kitchen features high end Liebherr and AEG appliances, shimmering silver backsplash, quartz countertops, and plenty of cupboard space including custom storage cabinets with decorative glass (by California Closets). Opens to the pleasant dining area with sliding door (w/Hunter Douglas Silhouette Window Shade) to the East balcony (access was added by Seller after building completed) which provides your own outdoor café. The comfortable corner



living area is flooded with wonderful natural light. The door (w/Phantom Screen) from the living area opens to the South balcony which has plenty of additional outdoor space and a gas line hook up. Perfect for summer BBQs and entertaining! The spacious primary bedroom features custom closet organizers (also by California Closets). Luxury Ensuite with large open shower, deep soaker tub, and Kohler designer vessel faceted glass sink. Flexible 2nd Bedroom/workspace with Murphy Bed & custom built-in cabinets (by California Closets). Beautiful "Spa" style main bathroom with huge shower and stylish glass vessel sink. The convenient in-suite laundry also has helpful organizer shelving. Further enhancing the SAVOY lifestyle is a West facing roof top patio. A secure, heated, Titled underground parking space, a storage locker (located on the main floor of the building, away from parkade dust), and bicycle storage complete the picture. Ready to MOVE IN and ENJOY!

Built in 2015

Essential Information

MLS® #	A2140128
Price	\$567,900
Sold Price	\$555,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	208, 119 19 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2S7

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	August 13th, 2024
Days on Market	62
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.