

**304, 923 15 Avenue SW**  
**Calgary, Alberta**
**MLS # A2246050**

**\$379,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 792
<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, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Mirror on wall above tub, shelving in laundry room

Welcome to The Savoy, a boutique residence in the heart of Calgary's vibrant Beltline. This expansive and versatile 1-bedroom, 2 FULL bathroom condo offers over 1,030 square feet of thoughtfully designed living space. Originally a two-bedroom layout, it has been reimagined to create an ultra-generous and open living experience. Step outside and enjoy immediate access to Calgary's top bakeries, breweries, parks, and galleries—then come home to tree-top views and soaring 9-foot ceilings. The smart, contemporary floor plan begins with a private foyer that flows into a spacious 18' x 13' living room, complete with a cozy gas fireplace and ample space for a home office, reading nook, or creative corner. The chef-inspired kitchen features ceiling-height cabinetry, granite countertops, stainless steel appliances, and a full pantry. Guests will appreciate the beautifully updated 4-piece bathroom, while the show-stopping primary suite spans 18' x 10.5' and boasts a walk-through closet + spa-worthy 5-piece ensuite with double vanities, a deep soaker tub, a stand-alone shower, and linen storage. Additional highlights include a full-sized laundry room with extra in-unit storage, a street-facing balcony, and a titled heated underground parking stall. **MORE TO LOVE:** Pet-friendly building (with board approval) + Well-managed, proactive condo board with numerous recent building upgrades + All-new windows. **BONUS:** The original 2-bedroom layout offers future flexibility—easily re-convert to a second bedroom if your needs change. Stylish, spacious, and steps from everything—this is the Beltline condo you've been waiting for.