



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 820 15 Avenue SW
Calgary, Alberta

MLS # A2243867



\$415,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,049 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 618 |
| Basement: | - | LLD: | - |
| Exterior: | Other | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Elevator, High Ceilings | | |

Inclusions: n/a

Beltline Gem – 2 Bed, 2 Bath + Massive Private Patio! Exceptional value in one of Calgary’s hottest districts! This spacious Newbury floorplan offers an open-concept kitchen with granite, stainless steel appliances, white shaker cabinets, pantry, and peninsula. The great room features a dining area, cozy gas fireplace, and direct access to an incredible west-facing private patio, perfect for entertaining. The oversized primary suite includes patio access, walk-in closet with custom organizers, and a granite-topped ensuite with soaking tub. A large second bedroom, full bath with walk-in shower, in-suite laundry, updated flooring, and titled underground parking complete the package. Quiet concrete building, steps to transit, shopping, dining, and entertainment. Your urban oasis awaits!