



102, 820 15 Avenue SW
Calgary, Alberta

MLS # A2151512



\$368,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,028 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: .Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

The Newbury condo units rarely become available! This charming and inviting unit just steps away from the vibrant Mount Royal Village is a 1028.47 sq foot gem. The solid concrete construction of The Newbury allows for less noise, while the elegant metal siding, with hardy board trim adds a touch of sophistication. Featuring two spacious bedrooms and two full bathrooms, with the primary bedroom boasting it's own ensuite bathroom, large walk-in closet and even walkout access to a private yard. Enjoy the warmth of the inviting gas fireplace on chilly evenings, plus in-floor heating throughout. Entertain effortlessly in the expansive backyard equipped with a convenient BBQ gas outlet and two patio door access points. Convenience is key with in-suite laundry, a garbage shoot right outside your door, and 1 titled parking stall for your vehicle. Embrace the perfect blend of location and size in this delightful residence. Condo fees include water, gas, heat, sewer, but see the full list below. If you are looking for a revenue property, current rent is \$1700 with long time tenants willing to stay. Cats and Dogs allowed with approval.