



**404, 820 15 Avenue SW  
Calgary, Alberta**

**MLS # A2181976**



**\$424,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 716
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

WELCOME to The Newbury, a coveted pet friendly, CONCRETE building fabulously located in the heart of Calgary close to all amenities! This bright and beautifully renovated 2 bed/2 bath/2 balcony, 4th floor unit will likely check all your boxes! Boasting 11 FT CEILINGS and an open concept with in-floor heating, newer stainless appliances, quality wood cabinetry, granite counters, slate finishes + a cozy gas fireplace to enjoy on chilling evenings! The primary bedroom is a dream with 24' west exposed balcony, 4 piece ensuite and massive walk-in closet. An additional large bedroom + 3 piece bath, in suite laundry with storage space & an underground, titled parking stall round out this unit's fantastic features. You'll feel the pride of ownership in this well managed and well loved building. Perfectly located 2 blocks or less from everything you need: Safeway, COOP, Cobs Bakery, Canadian Tire, Shoppers Drug Mart and all the incredible shopping/restaurants that Mount Royal Village and 17th Ave are famous for. Transit access is excellent anywhere you need to go! This is a MUST SEE home in an incredible location not to be missed. Condo fee includes everything but electricity/cable/internet. Be sure to check out the virtual tour by clicking on the film reel at top left of the listing - call your Realtor and book your private tour today!