

**820 15 Avenue #102, Calgary T2R0S1**

MLS® #: **A2151512** Area: **Beltline** Listing Date: **07/23/24** List Price: **\$339,800**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Garage Door Opener, Parkade, Stall, Titled, Underground**

Finished Floor Area  
 Abv Sqft: **1,028**  
 Low Sqft:  
 Ttl Sqft: **1,028**

DOM

**55**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line, Private Yard**  
 Construction: **Concrete, Metal Siding**  
 Flooring: **Laminate, Linoleum, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **French Door, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 14`6"	Kitchen	Main	10`4" x 12`1"
Dining Room	Main	14`7" x 7`5"	Bedroom - Primary	Main	11`10" x 17`3"
4pc Ensuite bath	Main	5`1" x 10`9"	Bedroom	Main	10`0" x 13`10"
3pc Bathroom	Main	4`8" x 8`3"	Foyer	Main	9`2" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$592** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:  
**Monthly**

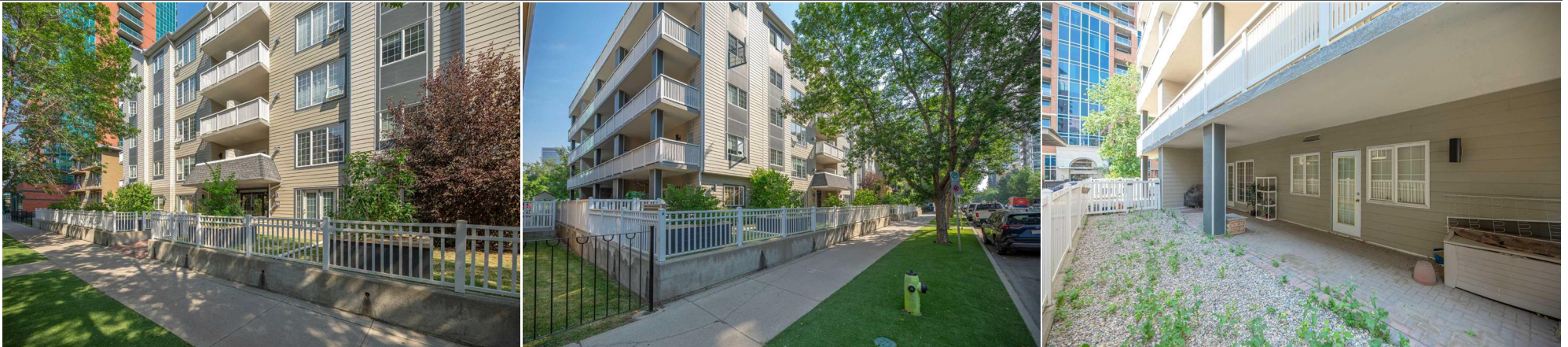
Legal Desc: **9611139**

Remarks

Pub Rmks: **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. Cats and Dogs allowed with approval.**

Inclusions: **.Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Property Listed By: **Royal LePage Benchmark**

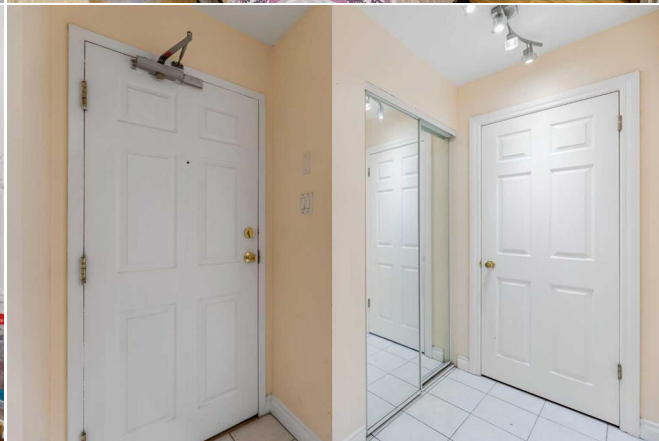
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



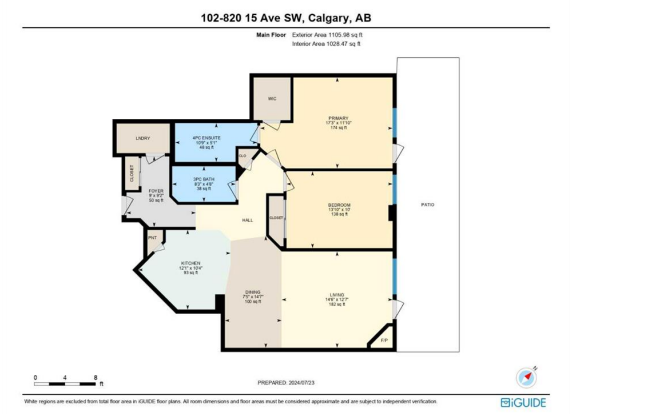












Water regions are excluded from total floor area in EXHIBIT floor plans. All dimensions and floor areas must be considered approximate and are subject to independent verification.

