

820 15 Avenue #404, Calgary T2R 0S2

MLS®#: **A2181976** Area: **Beltline** Listing Date: **12/07/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1996**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,163**
 Low Sqft:
 Ttl Sqft: **1,163**

Heated Garage,Underground

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`7" x 5`8"	4pc Ensuite bath	Main	8`5" x 6`11"
Bedroom	Main	11`7" x 11`2"	Dining Room	Main	15`8" x 10`4"
Foyer	Main	4`6" x 5`2"	Kitchen	Main	8`7" x 11`0"
Laundry	Main	3`11" x 8`6"	Living Room	Main	23`11" x 16`1"
Bedroom - Primary	Main	15`11" x 13`0"	Walk-In Closet	Main	8`7" x 7`0"
Balcony	Main	7`11" x 11`2"	Balcony	Main	24`0" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$699

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **9611139**

Remarks

Pub Rmks: **WELCOME to The Newbury, a coveted CONCRETE, low-rise building fabulously located in the heart of downtown 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, open concept living, newer stainless appliances, beautiful wood cabinets, granite counters, slate finishes and cozy gas fireplace all adding a warm aesthetic to the space. 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 be hard pressed to find a better community of owners and you'll feel the pride of ownership in this well managed and well loved building. 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 17th Ave is 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!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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







