



THE
A-TEAM

**RE/MAX
FIRST**

820 15 Avenue #106, Calgary T2R 0S1

MLS® #: **A2197168**

Area: **Beltline**

Listing Date: **02/27/25**

List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Underground

Finished Floor Area

Abv Sqft: **1,093**
Low Sqft:
Ttl Sqft: **1,093**

DOM

-0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Oven, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Condo Fee: **\$663**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc: **9611139**

Remarks

Pub Rmks:

Welcome to #106 at The Newbury, a SPACIOUS (1093 SF) and stunning 2 BEDROOM condo with 2 FULL BATHROOMS in one of Calgary's most sought-after CONCRETE buildings, in the heart of the BELTLINE! With 2 OUTDOOR PATIOS (S & SW), this home creates a seamless indoor-outdoor living experience while perfectly balancing privacy, comfort, and urban convenience. Step inside to discover a BRIGHT, OPEN-CONCEPT living space cleverly designed for both relaxation and entertaining. With plenty of storage space and 9 ft. ceilings throughout the unit you'll find it very easy to call this YOUR NEW HOME. The SPACIOUS LIVING ROOM is centered around a cozy and classy GAS FIREPLACE beside your FLOOR-TO-CEILING WINDOWS that flood the unit with natural light, seamlessly connecting to a SOUTH FACING PATIO with gas line for BBQ hook-up. The kitchen merges style and functionality while featuring GRANITE COUNTERS, ample cabinetry, and a KITCHEN PANTRY. The generously sized primary suite is a true retreat featuring a WALK-IN CLOSET with intelligently designed storage, a bright and beautiful UPDATED ENSUITE bathroom, and direct access to your PRIVATE, YET MASSIVE WEST FACING PATIO with space for 2+ separate sitting areas. A second bedroom and FULL GUEST BATHROOM make this home perfect for couples, those who love to host, or those who work from home. Additional features include in-floor heating, FULL SIZE IN-SUITE LAUNDRY, TITLED UNDERGROUND parking, and a PET-FRIENDLY policy (with board approval). Nestled just steps from 17th Ave, Mount Royal Village, top-rated restaurants, cafes, and shopping, you'll love the convenience of inner city living while enjoying the peace and privacy of this stunning and spacious INNER-CITY GEM.

Inclusions:

N/A

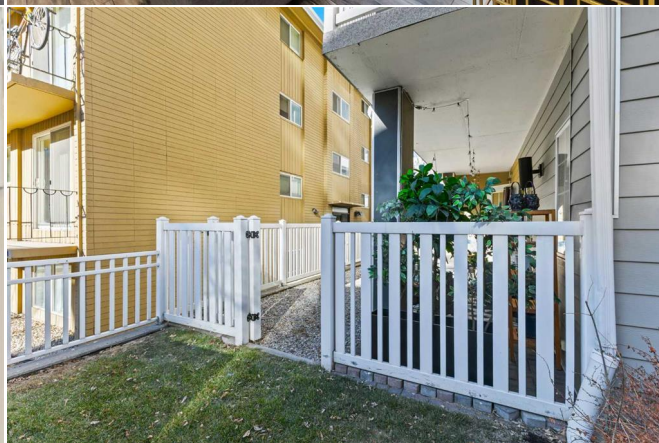
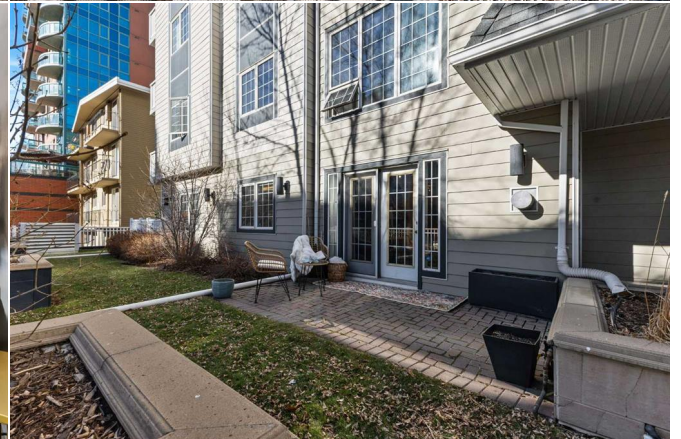
Property Listed By:

Nineteen 88 Real Estate

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









Main Floor Interior Area 1093.09 sq ft

