

404, 820 15 Avenue SW
Calgary, Alberta

MLS # A2181976



\$424,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,163 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

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!