



## 820 15 Avenue Calgary Alberta

\$329,000

The Newbury condo units rarely become available! This charming and inviting 1028 sq ft., 2-bedroom and 2-bathroom unit is just steps away from the vibrant Mount Royal Village. The entire unit has been freshly painted from top to bottom in a modern light grey allowing move-in ready before Christmas. 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 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 board approval. (id:6769)

Living room 3.83 M x 4.42 M

Kitchen 3.15 M x 3.68 M

Dining room 4.44 M x 2.26 M

Primary Bedroom 3.61 M x 5.26 M

4pc Bathroom 1.55 M x 3.28 M

Bedroom 3.05 M x 4.22 M

3pc Bathroom 1.42 M x 2.52 M

Foyer 2.80 M x 2.74 M

Listing Presented By:



Originally Listed by:  
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