

**105, 820 15 Avenue SW
Calgary, Alberta**

MLS # A2270529



\$385,000

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,049 sq.ft. **Age:** 1996 (30 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Heating: Central

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 618

Basement: -

LLD: -

Exterior: Other

Zoning: CC-MH

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Elevator, High Ceilings

Inclusions: n/a

This spacious Newbury floorplan features an open-concept kitchen with granite counters, stainless steel appliances, white shaker cabinets, pantry, and peninsula seating. The bright great room offers a dining area, cozy gas fireplace, and direct access to an incredible west facing, oversized dog friendly patio; a true outdoor oasis perfect for entertaining, relaxing, or letting your pup enjoy the sunshine. The oversized primary suite impresses with patio access, a walk-in closet with custom organizers, and a granite-topped ensuite with soaking tub. A generous second bedroom, full bath with walk-in shower, in-suite laundry, updated flooring, and titled underground parking complete this urban retreat. Quiet, concrete construction — just steps from Mount Royal Village, transit, dining, and entertainment. Your Beltline lifestyle starts here!