



**GRASSROOTS**  
REALTY GROUP

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1501, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2217520



**\$415,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 753
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Elevator, High Ceilings, Open Floorplan, Pantry		
Inclusions:	N/A		

Emerald Stone - Wake Up to the Sunshine in the Sunny SE Corner and Enjoy all Afternoon Sun on You South Facing Balcony on the 15th Floor Overlooking the Ambiance of 17th Avenue - Immaculate Condition - 890 Square Feet with 2 Bedrooms and 2 Bathrooms - Maple Kitchen Cabinets with Stainless Steel Appliances, and Raised Breakfast Bar - Maple Engineered Hardwood Floors - South Facing Balcony with Gas BBQ Hookup - Titled Parking Stall on P-2 with Large Storage Unit Attached - Amazing Gym with Extensive Cardio and Professional Gym Equipment - Owner's Lounge with Big Screen TV and Billiard Table - Best Location in the Beltline Close to the Heart of the Uptown 17th Avenue Shopping & Entertainment District - Mount Royal village, Good Life Fitness, Save-On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart are only a Block Away ... ENJOY A FASHIONALBE INNER CITY LIFESTYLE AT EMERALD STONE