



GRASSROOTS
REALTY GROUP

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1506, 836 15 Avenue SW
Calgary, Alberta

MLS # A2238195



\$412,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home		

Inclusions: N/A

Welcome to incredible value in the coveted Emerald Stone building, located in the heart of Calgary's vibrant Beltline. This bright 2 bedroom, 2 bathroom condo offers a perfect blend of comfort, style, and city living. Step into a spacious, open-concept layout featuring floor-to-ceiling windows, a cozy gas fireplace, and sweeping panoramic views of the downtown skyline. Enjoy both sunrises and sunsets from the large private balcony, complete with a gas line for your BBQ and the perfect setting to unwind after a long day. Inside, the unit is both spacious and functional, in-suite laundry, and a generous primary suite with a walk-through closet and ensuite bath. Additional conveniences include a titled storage unit in the parkade, secure bike storage, and a welcoming pet-friendly environment. Residents enjoy access to premium amenities, including a fully equipped fitness centre, games and conference room, and the peace of mind that comes with a full-time concierge and dedicated maintenance team. Just steps from 17th Avenue, you're surrounded by Calgary's best dining, shopping, entertainment, and quick access to transit, parks, and the downtown core. Whether you're a first-time buyer, downsizing, or looking to enjoy an urban lifestyle, this well-managed building and beautifully maintained home are sure to impress.