



**GRASSROOTS**  
REALTY GROUP

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1805, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2277566



**\$700,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,557 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,293
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wired for Sound

**Inclusions:** 3 TV's with wall mounts, BBQ and Control4 hardware (controls TV and lights)

Exceptional value in this expansive 2 bedroom + den corner residence in the prestigious Emerald Stone building. Showcasing breathtaking 180-degree mountain and city views, this home is wrapped in floor-to-ceiling windows and offers two impressive balconies (22.5' and 14'), creating an ideal indoor-outdoor living experience. Designed with both style and comfort in mind, the open-concept living space features rich hardwood and slate flooring, granite countertops, and a chef-inspired kitchen complete with a double wall oven—perfect for entertaining. The primary suite is a true sanctuary, offering a custom walk-in closet with built-ins and a spa-like ensuite highlighted by an air-jetted tub. A generous second bedroom, flexible den space, and in-suite laundry with sink and abundant storage complete this well-appointed home. Enjoy year-round comfort with central air conditioning. This unit includes two titled underground heated parking stalls and two storage units, adding exceptional convenience and value. Residents of Emerald Stone also enjoy access to a fully equipped fitness centre and an elegant social room with pool table.