



GRASSROOTS
REALTY GROUP

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905, 836 15 Avenue SW
Calgary, Alberta

MLS # A2282732



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home		

Inclusions: None

Welcome to the sought-after Emerald Stone, ideally located in the heart of Calgary's vibrant Beltline. This bright 2-bedroom, 2-bathroom corner suite offers an ideal blend of comfort, style, and urban living. The open-concept layout is filled with natural light from floor-to-ceiling windows and showcases expansive city views, creating an inviting space for everyday living and entertaining. Step outside to your private balcony, complete with a gas line for BBQs—perfect for relaxing and enjoying the energy of the city below. Inside, you'll find a space that is both spacious and functional, featuring in-suite laundry, full-height maple cabinetry, updated stainless steel appliances, generous in-suite storage, and air conditioning for year-round comfort. Additional conveniences include heated underground parking and extra storage in the parkade. Residents enjoy access to excellent amenities, including a fitness centre and a social room with a pool table in this pet-friendly building. Just steps from 17th Avenue, transit, shops, restaurants, and downtown, this well-managed concrete building offers an unbeatable urban lifestyle for first-time buyers, professionals, or those looking to downsize without compromise.