



**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: -

Water: -

Sewer: -

Condo Fee: \$ 724

LLD: -

Zoning: CC-COR

Utilities: -

Heating: Central, Fan Coil
Floors: Carpet, Tile
Roof: -
Basement: -
Exterior: Brick, Concrete, Stone
Foundation: -
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.