



**1701, 836 15 Avenue
Calgary, Alberta**

MLS # A2299724



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 736
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to #1701 in the Emerald Stone, an iconic concrete tower in the Beltline that has one of the best walkability scores in the city. Unit 1701 is a special home. What blew me away when I first walked in was the expansive view out the floor to ceiling windows. You get everything from a mountain view to the west, a south view over the vibrant 17th avenue entertainment district, and an eastern view of the city's downtown skyline. Beautiful in the daytime, and magical at night, the view can't be beat. Next, the floor plan is great, featuring an upgraded kitchen with new appliances, quartz counters, and backsplash that is open to the rest of the living area. A dedicated dining space, as well as a cozy living room with a fireplace complete the main area. The balcony is phenomenal. In fact, the 17th floor is the start of the full size balconies in the building. Lower floors don't get this much outdoor space. There are two bedrooms in #1701, including a primary suite with a full ensuite. Also, California closets have been used to upgrade the bedroom storage spaces. The building itself has an extensive amenity package including a weekday concierge, a high-end fitness facility, and a refined social lounge for hanging out if you need more space for a party, or just a social gathering. Secure underground parking and extra storage also come with this home. The "walk-score" for the Emerald Stone is one of the best in the city, with the boutiques of Mount Royal Village and the heartbeat of 17th Avenue right out your front door. For more details, and to see our 360 Virtual Tour, click the links below.