



2006, 836 15 Avenue SW
Calgary, Alberta

MLS # A2148094



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	867 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience exceptional living in this spacious 2-bed, 2-bath with STUNNING DOWNTOWN VIEWS, offering over 860 square feet of comfort and convenience in the prestigious Emerald Stone building. The sleek interior features newer hardwood flooring in the main living areas, while the tiled foyer and bathrooms ensure easy maintenance. The kitchen is a focal point with its granite countertops, dual basin sink, and breakfast bar seating. It's fully equipped with stainless steel appliances and has ample counter and cabinet space. Adjacent to the kitchen, a dining nook is a great spot to sit down with your morning coffee and enjoy the light streaming through the large living room windows. The living room boasts not one, but TWO FEATURE WALLS and FLOOR-TO-CEILING WINDOWS w/ a glass sliding door leading onto the OVERSIZED balcony, complete with a gas line for BBQ. The thoughtful split layout ensures privacy, with the bedrooms on opposite sides. The spacious primary offers a functional walk-thru closet and a 4pc ensuite bathroom. The 2nd bedroom is generously sized, boasts a large window and closet, and has easy access to the main 3pc bathroom. This flexible layout is ideal for guests, roommates, or a home office. Additional conveniences include an in-suite laundry with a stacked washer and dryer, central A/C, a titled underground parking stall, and an assigned storage locker located directly behind the parking stall. The Emerald Stone building amenities include a well-equipped fitness room, recreation facilities, and a stylish party room with a pool table. Visitor parking stalls and indoor bicycle storage in the parkade add to the building's convenience. A weekday concierge service provides extra security and assistance. Situated in the vibrant Beltline community, the building

is steps from 17th Avenue's shops, restaurants, and nightlife. The Downtown Core and several inner-city parks are within walking distance–most days, you can leave your car parked and walk everywhere you want! This exceptional unit is perfect for anyone seeking a convenient inner-city lifestyle. What are you waiting for? Schedule your private showing today!