



**GRASSROOTS**  
REALTY GROUP

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408, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2151075



**\$324,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	681 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover urban sophistication at its finest with this exquisite 1 bedroom, 1 bathroom \*plus den\* residence nestled within the prestigious Emerald Stone building in Calgary. Located in the vibrant Beltline district, this unit offers a perfect blend of modern elegance and convenience, ideal for professionals and those that like to be at the heart of the action. This unit features a spacious open layout that seamlessly integrates the living, dining, and kitchen areas. Boasting 9 ft ceilings, central A/C, gas fireplace and at just under 700 sq ft, you'll see why these units are so highly sought after. The den is large and perfect for a work-from-home office or even a space for guests to sleep. Upgrades to this unit include new flooring throughout the unit as well as new tiling throughout the bathroom, top to bottom! Built-ins have been added to the bedroom and front hall closet and new lighting fixtures throughout the unit. Condo fees for this extremely well managed building include a full fitness facility and owners lounge complete with sitting area and pool table, on site concierge, building caretaker, heat, water, garbage, maintenance and management. This unit also includes a titled parking spot and assigned storage locker. Situated in the heart of Calgary's Beltline district, Emerald Stone offers unparalleled access to the city's best dining, shopping, and entertainment venues. Whether you're strolling through the nearby parks, exploring local art galleries, or enjoying a night out in the vibrant nightlife scene, everything you need is just steps away.