

**505, 836 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299362**



**\$385,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 736
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** A tension wrap tv mount that can be used on the corner pillar.

Welcome to Emerald Stone, ideally located in the heart of Calgary's vibrant Beltline at 836 15 Avenue SW. This beautifully maintained 2-bedroom, 2-bathroom apartment offers the perfect blend of comfort, functionality, and urban lifestyle. Step inside to discover a bright, open-concept layout designed for both everyday living and effortless entertaining. The spacious living and dining areas are complemented by large windows that fill the home with natural light that show off the hardwood floors, while the well-appointed kitchen offers ample cabinetry and workspace. The thoughtfully designed floor plan features two generously sized bedrooms, including a primary retreat complete with its own private ensuite. A second full bathroom and in-suite laundry add to the convenience and livability of the home. Enjoy your private balcony—perfect for morning coffee or unwinding at the end of the day—with views of the surrounding cityscape. Residents of Emerald Stone benefit from a secure, well-managed concrete building with desirable amenities including a fitness centre, games room, and underground parking. Situated just steps from 17th Avenue, you'll love being within walking distance to some of Calgary's best restaurants, cafes, shopping, parks, and transit, offering true inner-city living with everything at your doorstep. Whether you're a first-time buyer, investor, or looking to enjoy a lock-and-leave lifestyle, this exceptional Beltline condo is a fantastic opportunity.