

**305, 836 15 Avenue SW  
 Calgary, Alberta**
**MLS # A2272284**

**\$450,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 795
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Granite Counters		
<b>Inclusions:</b>	N/A		

Step into this sophisticated, contemporary corner condo where elegance seamlessly blends with functionality. Boasting approximately 970 sqft of refined living space and an expansive 534 sqft private outdoor patio, this residence offers the perfect balance of indoor comfort and outdoor enjoyment. Upon entry, you are welcomed by a spacious foyer that leads to a gourmet kitchen, fully equipped with premium stainless-steel appliances, sleek granite countertops, and a stylish breakfast bar. Adjacent to the kitchen, the dedicated dining area features large windows providing ample natural light, creating an inviting atmosphere for entertaining guests. The living area is enhanced by a cozy gas fireplace, ideal for relaxing during cooler evenings. The highlight of this unit is the rare patio—a generous private retreat perfect for summer gatherings or tranquil outdoor moments. Thoughtfully designed for privacy, the primary bedroom is separated from the secondary bedroom, each positioned at opposite ends of the condo. The primary suite includes a spacious walk-in closet and a luxurious four-piece ensuite bathroom. Located in the highly regarded Emerald Stone, a solid concrete building in the vibrant Beltline district, you'll enjoy unparalleled access to 17th Avenue's shops, restaurants, and amenities. With a remarkable walk score of 98, everything you need is just steps away. Residents also enjoy access to exclusive amenities including a fully equipped fitness center, a stylish party room, and a game room—perfect for both relaxation and socializing. Additionally, concierge services and advanced security in the building, ensures peace of mind and a truly elevated living experience. Don't miss the opportunity to make this exceptional condo your new home. Schedule a private showing today!