

**905, 836 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2296951**



**\$379,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 875 sq.ft.                         | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Central, Fan Coil                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 724 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stone                   | <b>Zoning:</b>    | CC-COR |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Elevator, No Smoking Home |                   |        |

**Inclusions:** None

CORNER UNIT with West-Facing natural light & views in the sought-after Emerald Stone building, ideally located in the heart of Calgary's vibrant Beltline. This bright 2-bedroom, 2-bathroom suite offers an ideal blend of comfort, style, and urban living. The open-concept layout is filled with natural light from floor-to-ceiling windows and showcases expansive city views, creating an inviting space for everyday living and entertaining. Step outside to your private balcony, complete with a gas line for BBQs—perfect for relaxing and enjoying the energy of the city below. Inside, you'll find a space that is both spacious and functional, featuring in-suite laundry, full-height maple cabinetry, updated stainless steel appliances, generous in-suite storage, and air conditioning for year-round comfort. Additional conveniences include heated underground parking and extra storage in the parkade. Residents enjoy access to excellent amenities, including a fitness centre and a social room with a pool table in this pet-friendly building. Just steps from 17th Avenue, transit, shops, restaurants, and downtown, this well-managed concrete building offers an unbeatable urban lifestyle for first-time buyers, professionals, or those looking to downsize without compromise.