

2104, 836 15 Avenue SW
Calgary, Alberta

MLS # A2316387



\$312,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 658 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------------|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 546 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-COR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features | | |

Inclusions: None

MOUNTAIN and CITY VIEWS from 21st FLOOR! This clean, bright and west facing one bedroom plus den suite at EMERALD STONE has been FRESHLY PAINTED with NEW VINYL PLANK FLOORING. Located in the heart of Calgary's vibrant BELTLINE, the efficient layout offers living space for a single person or couple. With a contemporary decor, stainless appliances, ensuite laundry, built-ins in living room, and a titled underground parking stall with storage cage (319), the suite offers a super inner city lifestyle and move-in opportunity. Residents have access to an owner lounge with pool table and a well equipped, light filled fitness studio. There is an onsite, full time building manager, professional management by Simco and utilities (except electric) included in monthly condo fees of \$545.73 . The large west, sunny balcony has gas BBQ hookup. The property is ready for July occupancy - enjoy life in the Beltline for summer 2026!