

**1703, 836 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2321811**



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 736
<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		

**Inclusions:** N/A

Perched high above the Beltline in the sought-after Emerald Stone, this bright and spacious corner unit offers incredible city and mountain views, an ideal layout, and an unbeatable location. Wrapped in floor-to-ceiling windows, this 2-bedroom, 2-bathroom condo is filled with natural light from its south and west exposures throughout the day. The open-concept floor plan is designed for both everyday living and entertaining, featuring a well-appointed kitchen with ample cabinetry, stainless steel appliances, a raised breakfast bar, and seamless flow into the expansive living and dining area. The corner positioning of the unit provides panoramic views and a bright, airy feel that is difficult to find in downtown living. The primary bedroom offers excellent closet space and a private 4-piece ensuite, while the second bedroom is thoughtfully positioned on the opposite side of the unit, making it ideal for guests, roommates, or a home office. A second full bathroom and in-suite laundry add to the functionality of the space. Step outside onto the spacious balcony and enjoy sweeping views of the city skyline, surrounding neighbourhoods, and beautiful sunsets to the west. Whether you're enjoying your morning coffee or unwinding at the end of the day, this outdoor space is a true highlight of the home. Located just steps from 17th Avenue's restaurants, cafes, shopping, grocery stores, and entertainment, Emerald Stone offers the ultimate inner-city lifestyle. Complete with titled underground parking, this is an exceptional opportunity for professionals, downsizers, investors, or anyone looking to enjoy vibrant downtown living with stunning views, abundant natural light, and one of the best corner-unit layouts in the building.