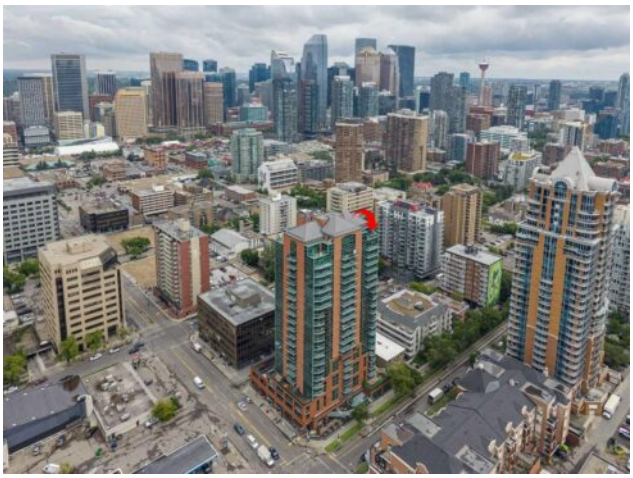
REALTY ACES
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GRASSROOTS REALTY GROUP

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2301, 836 15 Avenue SW Calgary, Alberta

MLS # A2325634



$1,990,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	3,073 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Electric, Fireplace(s), Natural Gas, Other, See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Marble	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	$ 2,112
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-COR
Foundation:	-	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Built-In Coffee Machine, Hot Tub

Situated at the top of Emerald Stone this beautiful 3,073 sq ft penthouse offers urban living at its finest. As you step into the foyer of this home you are met with 17’ ceilings, a custom sculptured glass wall, and granite inlay marble floor. The open concept design makes this the perfect entertainment and family space. The gourmet kitchen is well appointed with custom granite counter tops, subzero fridge, gas cooktop and wall ovens. The large island includes a breakfast bar, prep top and additional storage. The living room offers breathtaking city views, a vaulted dome ceiling with fiber-optic starburst lighting and shares a 2-sided fireplace with the generous sized dining room offering a dry bar with subzero bar fridge and access to the south facing balcony that has a BBQ gas line and space to dine el fresco. The incredible owner’s suite offers beautiful south views over 2 levels. The 2nd level loft style bedroom is complete with a fireplace, half bath, walk-in closet and private balcony – descend the stairs to the 5-pc ensuite with jetted tub with waterfall wall, oversized walk-in shower and double vanity. Down the hall is another walk-in closet, flex space that can be used for an office or dressing area and a home gym. Finishing off this amazing penthouse, is 2 additional bedrooms, a 5-pc bath, 2 pc bath off the foyer and full-sized laundry room. There are large storage areas off the primary bedroom and the 2nd bedroom Enjoy amazing views from one of the 3 balconies and floor to ceiling windows throughout. The main level balconies have snow melt system to clear the surface without needing to shovel! The hot tub on the east side is the perfect place to unwind and enjoy the fireworks from Stampede Park. Building amenities include a fitness centre and party room. 2 titled parking stalls, secure and underground with attached storage lockers. Situated in a

neighbourhood rich with community, dining and nightlife! Conveniently located steps to all the amenities of Mount Royal West (Save-On Foods) & Mount Royal Village. Walking distance to the amenities, patios and nightlife of 17th Ave & 4 St SW. If that's not enough, save the hassle of rush hour and walk to Downtown. Convenient access to transit, MNP Community & Sport Centre & Macleod Tr SE. Quick Access to University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre. Some images in this listing have been virtually staged to showcase the home's potential.

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