

2104, 836 15 Avenue SW
Calgary, Alberta**MLS # A2352698****\$289,500**

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:	-		

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

Inclusions: None

EXPANSIVE MOUNTAIN and URBAN VISTAS 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. With a walkscore of 90 and bikes lanes at your doorstep, this landmark high rise is located in the heart of Calgary's BELTLINE community. The efficient layout provides 658 ft of living space for a single person or couple. With a neutral decor, stainless appliances, ensuite laundry, custom built-ins in living room, and a titled underground parking stall with storage cage (319), the suite offers an immediate move-in opportunity. Residents have access to an owner lounge with pool table plus a well equipped, light filled fitness studio on the main floor. There is an onsite, full time building manager, professional management by Simco, and utilities (except electric) are included in monthly condo fees of \$545.71 . The large west facing, sunny balcony has gas BBQ hookup. Large grocery, hardware and electronic stores are conveniently situated within a block of Emerald Stone. A broad selection of boutique retail, restaurants and lounges are available along the pedestrian friendly 17 Avenue. A vibrant, inner city lifestyle with impressive views are offered at \$289,500 - move in by November!