

\$324,900 - 206, 836 15 Avenue Sw, Calgary

MLS® #A2085688

\$324,900

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Great Value & available for immediate possession! Emerald Stone is an excellent option for those looking to live the quintessential downtown lifestyle or to buy as an investment. Upon entry you will notice the large entryway and generous closet space that leads into the unit. All the lighting in the main living area has been updated to LED lighting. The floor plan is both functional and private with the bedrooms are on opposite sides of the unit, separated by the kitchen and living/dining area. The kitchen is equipped with an eat up bar, ample storage and stainless steel appliances. As an added bonus a brand new dishwasher and stacked washer/dryer were just installed! The main living area features gleaming hardwood floor and the living room features a fireplace making the area warm and inviting. On one side of the unit is the generous size primary bedroom with a walk through closet and a 4 piece ensuite. On the other side is the second bedroom with a 3 piece bathroom and a laundry space. This unit has an oversized balcony spanning the length of the unit for ample outdoor space. Central A/C, Parking and additional storage in the parking space are also included. This condo building has some fantastic amenities including a new gym, concierge, on site building manager, updated lobby and guest suite. Emerald Stone is centrally located, steps from 17th Ave and all it has to offer including shops, restaurants, bars, coffee shops and parks!



Built in 2004

Essential Information

MLS® #	A2085688
Price	\$324,900
Sold Price	\$311,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	206, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

of Stories 22

Exterior

Exterior Features	Storage
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2023
Date Sold	November 3rd, 2023
Days on Market	26
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office CHARLES

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