

\$375,000 - 1006, 836 15 Avenue Sw, Calgary

MLS® #A2110335

\$375,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

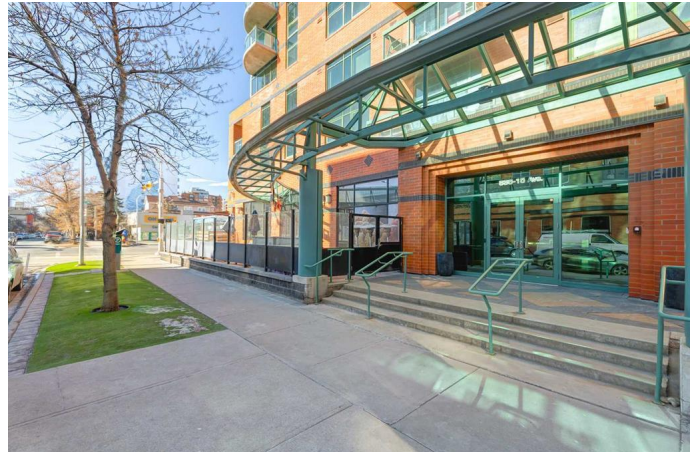
Welcome to Emerald Stone – an incredible condominium in Calgary's bustling Beltline district, surrounded by the most sought-after shops, restaurants, fitness studios, and so much more that “Mount Royal Village” has to offer.

This spacious and very functional two-bedroom two, two-bathroom floor plan is exceptionally well thought-out, with both bedrooms on opposite sides of the unit, separated by the kitchen and living/dining area – making this an excellent property for roommates or professionals who are looking to set up a legitimate home office.

With floor-to-ceiling windows and a unique, **OVERSIZED BALCONY**, you will have plenty of opportunities to enjoy the **PANORAMIC CITY** and partial mountain **VIEWS** from the 10th floor!

The kitchen is bright and inviting, with an eat-up breakfast bar, stainless steel appliances, and ample cabinet and counter space. Enjoy the convenience of in-suite laundry, plus there is central **AIR CONDITIONING** to keep you cool this summer!

Located in a quiet, secure, and well-managed **CONCRETE** building. This residence includes a **TITLED** underground parking stall and a **STORAGE LOCKER**. Emerald Stone goes



above and beyond with amenities, offering a concierge, an owner’s lounge with a billiards table and media area, a fully equipped fitness centre, and visitor parking.

Immerse yourself in the pinnacle of urban living, just moments away from Tomkins Park and Calgary's vibrant 17th Ave retail and entertainment district. This property has been impeccably cared for and is all set for you to move in and start living your best life!

Built in 2004

Essential Information

MLS® #	A2110335
Price	\$375,000
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1006, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

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

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	22

Exterior

Exterior Features	Balcony
Lot Description	Views
Construction	Brick, Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 8th, 2024
Days on Market	8
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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