

\$395,000 - 603, 836 15 Avenue Sw, Calgary

MLS® #A2129779

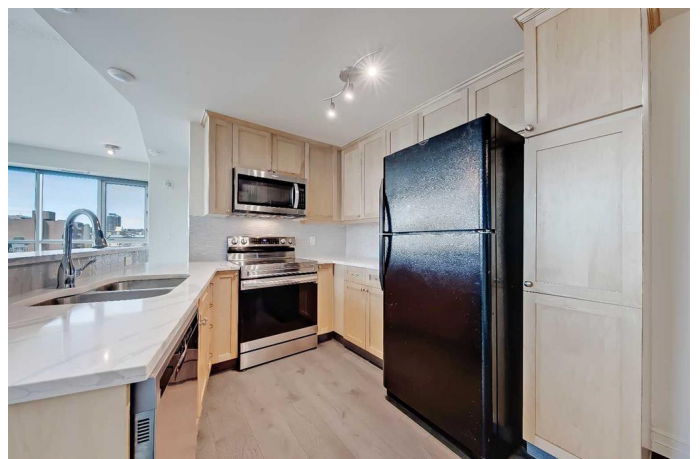
\$395,000

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience exceptional living in this spacious 2-bed, 2-bath corner unit with **SUNNY SOUTH & WEST EXPOSURE**, offering over 890 square feet of comfort and convenience in the prestigious Emerald Stone building. The sleek interior features newer hard surface flooring in the main living areas and bedrooms, while the tiled bathrooms ensure easy maintenance. The kitchen is a focal point with its quartz countertops, dual basin stainless steel sink, and breakfast bar. It's fully equipped with essential appliances and has ample counter and cabinet space. Adjacent to the kitchen, the formal dining area is perfect for meals with family or friends. The living room features **FLOOR-TO-CEILING WINDOWS** and a natural gas fireplace, providing a warm and cozy ambiance. Step onto the South-facing balcony, complete with a gas line for BBQ. The thoughtful split layout ensures privacy, with the primary bedroom at one end offering dual closets and a 4-piece ensuite bathroom. The second bedroom has a well-sized closet and easy access to a 3-piece bathroom with a tile-surround stand-up shower at the opposite end. This flexible layout is ideal for guests, roommates, or a home office. Additional conveniences include an in-suite laundry with a stacked washer and dryer, central A/C, a titled underground parking stall, and an assigned storage locker located directly behind the parking stall. The Emerald Stone building



amenities include a well-equipped fitness room, recreation facilities, and a stylish party room with a pool table. Outdoor visitor parking stalls and indoor bicycle storage in the parkade add to the building's convenience. A weekday concierge service provides extra security and assistance. Situated in the vibrant Beltline community, the building is steps from 17th Avenue's shops, restaurants, and nightlife. The Downtown Core and several inner-city parks are within walking distance—most days, you can leave your car parked and walk everywhere you want! This exceptional unit is perfect for anyone seeking a convenient inner-city lifestyle. What are you waiting for? Schedule your private showing today!

Built in 2004

Essential Information

MLS® #	A2129779
Price	\$395,000
Sold Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	603, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province Alberta
Postal Code T2R 1S2

Amenities

Amenities Fitness Center, Recreation R
Parking Spaces 1
Parking Underground



Interior

Interior Features Elevator
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Fan Coil
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
of Stories 23

Exterior

Exterior Features Balcony
Construction Brick, Concrete, Stone

Additional Information

Date Listed May 8th, 2024
Date Sold May 29th, 2024
Days on Market 21
Zoning CC-COR
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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