

\$399,000 - 803, 836 15th Avenue Sw, Calgary

MLS® #A2137376

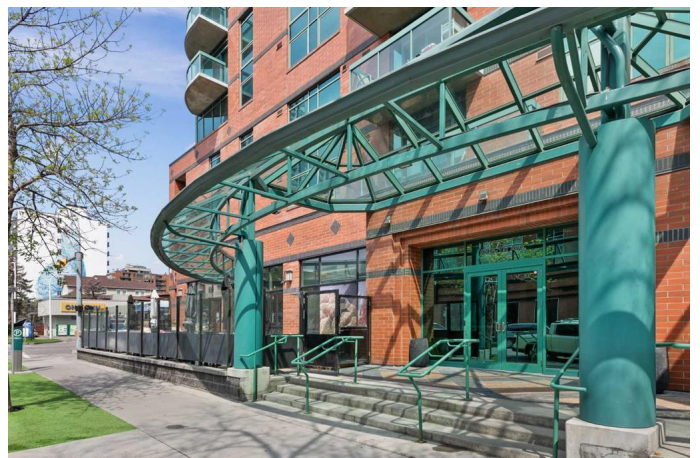
\$399,000

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fabulous 2 bedroom 2 bathroom 8th floor corner unit in the prestigious Emerald Stone building located in the heart of the Beltline district, one block off vibrant 17th Avenue. Offering over 900sqft of living space with 9ft ceilings, impressive floor to ceiling wraparound windows in the main living area, crisp white paint, low maintenance slate tile flooring, and granite on all kitchen/bath surfaces. The generous kitchen is a focal point with beautiful cabinetry to the ceiling, granite countertops, a large island with breakfast bar, custom pantry with pull-out drawers and Miele/Kitchenaid stainless steel appliances. Thoughtfully designed with two bedrooms located at opposite sides of the unit – perfect for privacy, room-mates or visiting guests. Spacious primary bedroom with ample room for king sized furniture, his and her closets and full ensuite bath. Second well-sized bedroom and additional full guest bathroom. Convenient in-suite laundry. Incredible storage space in this unit with large closets in both bedrooms, and oversized closet at front entry. Balcony with gas line, titled parking stall in underground parkade with extra storage locker behind parking. Central air conditioning. Freshly painted in last two years. Emerald Stone is a well managed building offering weekday concierge service, a well-equipped fitness room (newly renovated in the past two years) and a stylish party room with pool table. An ideal location directly across the street from Save On Foods and Canadian Tire, a short



walk to downtown, and surrounded by
restaurants, shopping, and entertainment.

Built in 2004

Essential Information

MLS® #	A2137376
Price	\$399,000
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	803, 836 15th Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1S2

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air

of Stories 23

Exterior

Exterior Features Balcony, Lighting
Construction Brick, Concrete, Stone

Additional Information

Date Listed June 3rd, 2024
Date Sold June 11th, 2024
Days on Market 8
Zoning CC-COR
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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