

\$419,900 - 2006, 836 15 Avenue Sw, Calgary

MLS® #A2148094

\$419,900

2 Bedroom, 2.00 Bathroom, 867 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 with **STUNNING DOWNTOWN VIEWS**, offering over 860 square feet of comfort and convenience in the prestigious Emerald Stone building. The sleek interior features newer hardwood flooring in the main living areas, while the tiled foyer and bathrooms ensure easy maintenance. The kitchen is a focal point with its granite countertops, dual basin sink, and breakfast bar seating. It's fully equipped with stainless steel appliances and has ample counter and cabinet space. Adjacent to the kitchen, a dining nook is a great spot to sit down with your morning coffee and enjoy the light streaming through the large living room windows. The living room boasts not one, but **TWO FEATURE WALLS** and **FLOOR-TO-CEILING WINDOWS** w/ a glass sliding door leading onto the **OVERSIZED** balcony, complete with a gas line for BBQ. The thoughtful split layout ensures privacy, with the bedrooms on opposite sides. The spacious primary offers a functional walk-thru closet and a 4pc ensuite bathroom. The 2nd bedroom is generously sized, boasts a large window and closet, and has easy access to the main 3pc bathroom. 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. 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® #	A2148094
Price	\$419,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2006, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Fitness Center, Recreation Room
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	September 17th, 2024
Days on Market	67
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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