

\$399,900 - 902, 836 15 Avenue Sw, Calgary

MLS® #A2157451

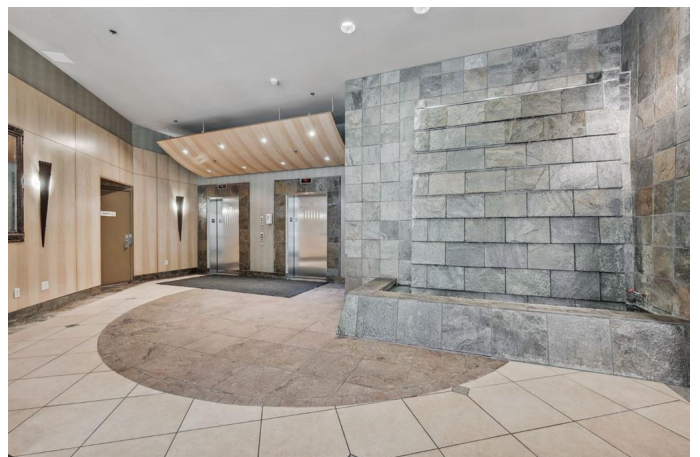
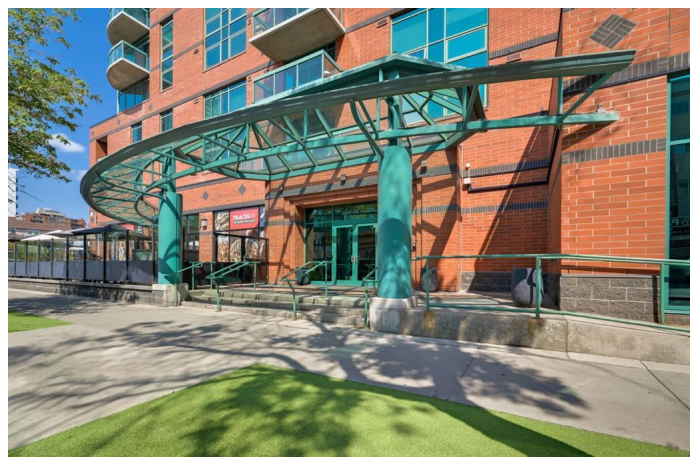
\$399,900

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience exceptional living in this spacious 2-bed, 2-bath, offering over 880 square feet of comfort and convenience in the prestigious Emerald Stone building. The sleek interior features a tiled foyer and bathrooms. 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 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.

Built in 2004

Essential Information

MLS® #	A2157451
Price	\$399,900
Sold Price	\$394,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	902, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Trash, Visitor Parking
Parking Spaces	1

Parking Underground

Interior

Interior Features High Ceilings, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,
Washer/Dryer Stacked

Heating Fan Coil

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

of Stories 23

Exterior

Exterior Features Balcony, BBQ gas line

Construction Brick, Concrete, Stone

Additional Information

Date Listed August 13th, 2024

Date Sold August 27th, 2024

Days on Market 13

Zoning CC-COR

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Complete Realty

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