

\$439,000 - 1607, 836 15 Avenue Sw, Calgary

MLS® #A2160208

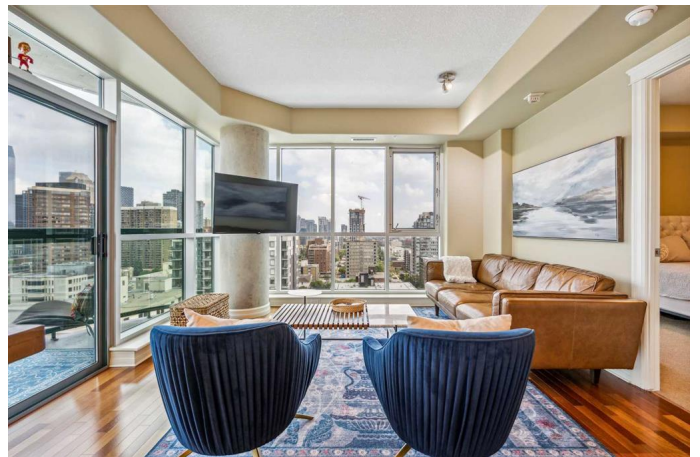
\$439,000

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into urban elegance with this 16th-floor luxury unit, offering sweeping, unobstructed downtown views that will take your breath away. Boasting 9'™ ceilings and floor-to-ceiling windows, this 921 sq ft haven is bathed in natural light, creating a warm and welcoming atmosphere. The living and dining rooms are the focal point, featuring two accent walls with huge windows that open to a balcony conveniently equipped with a gas line for your BBQ. The sleek, modern interior features hardwood floors, granite kitchen countertops, stainless steel appliances, and a breakfast bar perfect for both casual dining and entertaining. The thoughtful split layout ensures privacy, with bedrooms positioned on opposite sides of the unit. The primary suite includes a walk-through closet and a luxurious 4-piece ensuite while the 4pc hall bath services the second bedroom. Enjoy conveniences including in-suite laundry and the comfort of a well-maintained and well-managed building, along with central A/C, a titled underground parking stall, and an assigned storage locker. Emerald Stone's™ amenities are second to none, offering a fitness room, recreation facilities, and a stylish party room with a pool table. Visitor parking and indoor bicycle storage enhance convenience, while a weekday concierge service adds a touch of luxury. Located in a prime area with exceptional walkability, you'll have easy access to countless shops, restaurants, fitness centers, and



nightlife, making it the perfect home for those seeking convenience and a vibrant lifestyle. Don't miss out on this prime piece of Downtown Calgary living—schedule your viewing today!

Built in 2004

Essential Information

MLS® #	A2160208
Price	\$439,000
Sold Price	\$439,000
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	1607, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Elevator(s), Fitness Center, Party Room
Parking Spaces	1
Parking	Guest, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	August 24th, 2024
Date Sold	September 5th, 2024
Days on Market	12
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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