

# \$412,000 - 1506, 836 15 Avenue Sw, Calgary

MLS® #A2238195

**\$412,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

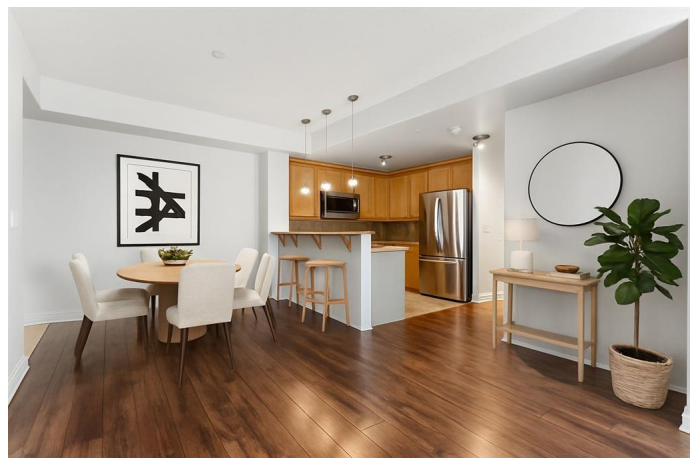
Welcome to incredible value in the coveted Emerald Stone building, located in the heart of Calgary's vibrant Beltline. This bright 2 bedroom, 2 bathroom condo offers a perfect blend of comfort, style, and city living.

Step into a spacious, open-concept layout featuring floor-to-ceiling windows, a cozy gas fireplace, and sweeping panoramic views of the downtown skyline. Enjoy both sunrises and sunsets from the large private balcony, complete with a gas line for your BBQ and the perfect setting to unwind after a long day.

Inside, the unit is both spacious and functional, in-suite laundry, and a generous primary suite with a walk-through closet and ensuite bath. Additional conveniences include a titled storage unit in the parkade, secure bike storage, and a welcoming pet-friendly environment.

Residents enjoy access to premium amenities, including a fully equipped fitness centre, games and conference room, and the peace of mind that comes with a full-time concierge and dedicated maintenance team.

Just steps from 17th Avenue, you're surrounded by Calgary's best dining, shopping, entertainment, and quick access to transit, parks, and the downtown core. Whether you're a first-time buyer, downsizing, or looking to enjoy an urban lifestyle, this



well-managed building and beautifully maintained home are sure to impress.

Built in 2004

### Essential Information

MLS® #	A2238195
Price	\$412,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1506, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

### Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Parking, Party Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Central

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	50

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	12
Zoning	CC-COR

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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