



GRASSROOTS
REALTY GROUP

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2104, 836 15 Avenue SW
Calgary, Alberta

MLS # A2316387



\$312,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Metal	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features		
Inclusions:	None		

MOUNTAIN and CITY VIEWS from 21st FLOOR! This clean, bright and west facing one bedroom plus den suite at EMERALD STONE has been FRESHLY PAINTED with NEW VINYL PLANK FLOORING. Located in the heart of Calgary's vibrant BELTLINE, the efficient layout offers living space for a single person or couple. With a contemporary decor, stainless appliances, ensuite laundry, built-ins in living room, and a titled underground parking stall with storage cage (319), the suite offers a super inner city lifestyle and move-in opportunity. Residents have access to an owner lounge with pool table and a well equipped, light filled fitness studio. There is an onsite, full time building manager, professional management by Simco and utilities (except electric) included in monthly condo fees of \$545.73 . The large west, sunny balcony has gas BBQ hookup. The property is ready for July occupancy - enjoy life in the Beltline for summer 2026!