



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505, 836 15 Avenue SW
Calgary, Alberta

MLS # A2332024



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 736
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Recreation Facilities, Walk-In Closet(s)		

Inclusions: Pillar TV Tension Mount

This beautifully maintained 2-bedroom, 2-bathroom corner unit apartment is easy to live in or rent. With a new washer and dryer and professionally cleaned carpets, this apartment prepped and ready for it's next owner. Step inside to discover a bright, open-concept layout with floor to ceiling windows. The spacious living and dining areas are complemented by large windows that fill the home with natural light that show off the hardwood floors, while the kitchen sports maple cabinetry. The thoughtfully designed floor plan features two generously sized bedrooms, including a primary retreat complete with its own private ensuite. A second full bathroom and in-suite laundry add to the convenience and livability of the home. Enjoy your private balcony—perfect for morning coffee or unwinding at the end of the day—with views of the surrounding cityscape. Residents of Emerald Stone benefit from a secure, well-managed concrete building with desirable amenities including a fitness centre, games room, and underground parking. Situated just steps from 17th Avenue, you’ll love being within walking distance to some of Calgary’s best restaurants, cafés, shopping, parks, and transit, offering true inner-city living with everything at your doorstep. Whether you're a first-time buyer, investor, or looking to enjoy a lock-and-leave lifestyle, this exceptional Beltline condo is a fantastic opportunity.