# \$419,900 - 706, 836 15 Avenue Sw, Calgary

MLS® #A2235324

# \$419,900

2 Bedroom, 2.00 Bathroom, 868 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your stylish inner-city retreat in the heart of the Beltline! Located on the 7th floor of the elegant Emerald Stone building, this updated 2-bedroom, 2-bathroom apartment offers nearly 870 square feet of functional living space, stunning views, and unbeatable walkability.

Step inside to find a bright, open-concept layout with a spacious living room and thoughtfully separated bedrooms- ideal for roommates, guests, or a private home office setup. The recently renovated kitchen is a showstopper, featuring stone countertops, quality stainless steel appliances, an induction cooktop, and a perfectly designed work triangle for serious cooks.

Enjoy sunrises with your morning coffee and wind down with evening sunsets on the large east-facing balconyâ€"complete with a gas line for a BBQ. From here, you'II also take in Calgary's glittering downtown skyline after dark.

Both bathrooms have been stylishly updated, and the home features upgraded lighting, plumbing fixtures, and modern finishes throughout. Additional highlights include in-suite laundry, a large storage unit in the parkade, and extra bike storage.

The building offers a full suite of amenities: a well-equipped fitness centre, a social lounge with a pool table and kitchenette, and a full-time concierge (employed by the condo







board, not a third-party service) who handles parcels and keeps the building running smoothly. With a dedicated maintenance team, daily compost and recycling pickup, and biannual in-unit air filter replacements, this is true lock-and-leave convenience.

Pet-friendly (2 allowed per unit), secure, and quietâ€"with a high owner-occupancy rate and no short-term rentals permittedâ€"Emerald Stone is a solid, well-managed building. The location is unbeatable: just steps from 17th Ave's restaurants, shops, events, and nightlife, plus easy access to groceries, transit, schools, and downtown. Leave the car parked and walk or bike anywhereâ€"Prince's Island Park, the river pathway system, and year-round community events are all nearby.

Whether you're a first-time buyer or looking to live in one of Calgary's most vibrant communities, this unit delivers on space, quality, and lifestyle. Book your showing today!

Built in 2004

# **Essential Information**

MLS® # A2235324 Price \$419,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 868

Acres 0.00

Year Built 2004

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 706, 836 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1S2

#### **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Party Room, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Underground

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, Open Floorplan,

See Remarks, Storage, Stone Counters

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Induction Cooktop

Heating Fan Coil
Cooling Central Air

Fireplace Yes
# of Fireplaces 1

# of Fireplaces 1

Fireplaces Electric

# of Stories 22

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Concrete, See Remarks

## **Additional Information**

Date Listed July 1st, 2025

Days on Market 1

Zoning CC-COR

## **Listing Details**

Listing Office Charles

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