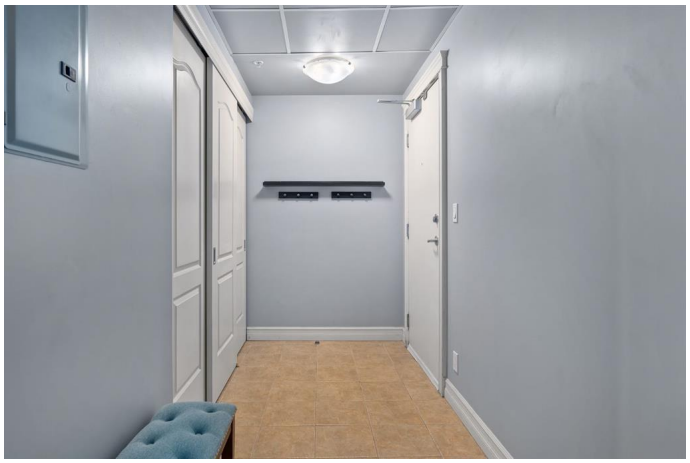
$424,900 - 2002, 836 15 Avenue Sw, Calgary

MLS® #A2198167

$424,900

2 Bedroom, 2.00 Bathroom, 876 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta



OPEN HOUSE Sunday May 4th 1-4PM! Welcome to the renowned Emerald Stone building in the heart of the Beltline. Mere steps away from the shops of 17th Ave, and centrally positioned among an array of desirable retail and beautiful city parks. An impeccably kept building unlike any other condo, with bright, newly carpeted hallways, crown moulding door frames, and unique slate tile detailing. This south-facing 2 bed 2 bath condo is bursting with natural light thanks to its extensive floor to ceiling windows, along with the added comfort and privacy that comes with being in a concrete building. The thoughtful floorplan allows for easy separation of space; with individual bedrooms and bathrooms at opposing ends that can be configured for roommates, children, or even a dedicated office space. An oversized foyer and open concept layout makes this the perfect place for hosting and entertaining, in addition to the ample closet and storage space available throughout the home. The dining area features gleaming hardwood and a stunning textured light fixture overhead, seamlessly connecting into an expansive living area that features a metal framed electric fireplace set inside a round cornered recess for TV above. From here you can enjoy epic panoramic views of the Rocky Mountains and the Calgary Stampede Grounds, by directly accessing the huge private balcony with its own gas line hookup. The nearby kitchen includes a functional raised eating bar, new pendant

lighting, sleek black appliances, tile flooring and loads of cabinet space. Updated quartz counters and mosaic tile backsplash found here have also been integrated into both bathrooms, enabling an intentional sense of cohesion. Maximize your comfort and ambience with dimming switches throughout for optimal lighting, an Ecobee system for keeping toasty or cool, and the conveniently located in-suite laundry. Both bedrooms include lush carpet, huge windows and big closets, with the primary bedroom including a dual walk-through closet space for enhanced organization. The attached 4 piece ensuite boasts a tiled shower, a mirror from the top of the backsplash to the ceiling, and an additional vanity affixed to the wall. Indulge in the condo building's many offerings, including a concierge and remarkable waterfall feature in the lobby, and temperature control using forced air cooling. An exclusive use lounge area comes with a pool table and media room, and connects to the impressive fitness centre that boasts an array of modern machines and equipment. A titled underground parking stall with an attached storage locker are additional perks that help curate the ultimate inner city lifestyle. This is truly an irresistible find -- with epic views, a selection of popular dining on the main level (Paros, Thai Tai and Noodle Box!), and walking distance to endless restaurants, shopping and cultural attractions.

Built in 2004

Essential Information

MLS® #	A2198167
Price	$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876

Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2002, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Visitor Parking, Elevator(s), Fitness Center, Recreation Room
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range, Garburator
Heating	Natural Gas, See Remarks
Cooling	Central Air, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	23

Exterior

Exterior Features	Balcony
Construction	Concrete, Brick

Additional Information

Date Listed	March 7th, 2025
Days on Market	54
Zoning	CC-COR

Listing Details

Listing Office CIR Realty

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