

# \$449,900 - 2205, 836 15 Avenue Sw, Calgary

MLS® #A2199482

**\$449,900**

2 Bedroom, 2.00 Bathroom, 905 sqft

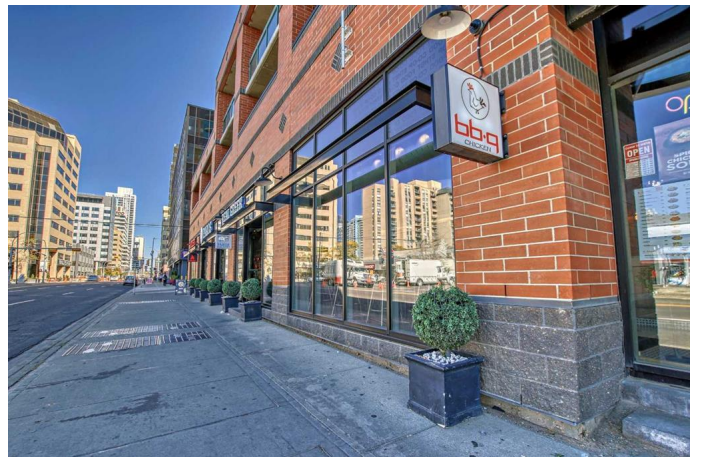
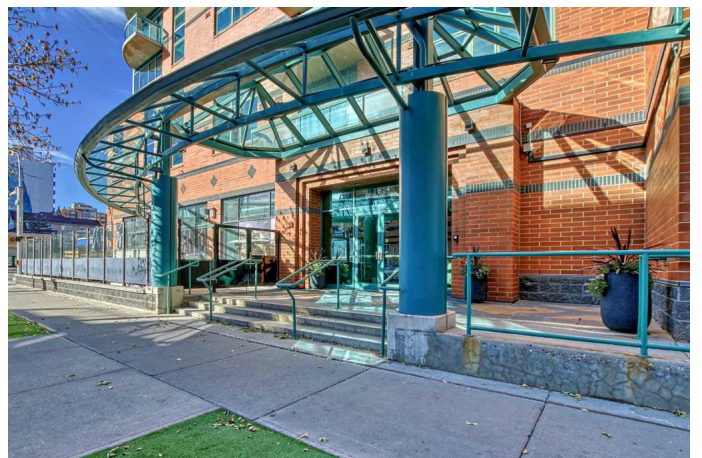
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the epitome of urban living in this extraordinary 2bedroom/2 bathroom sub-penthouse condo perched on the 22nd floor of the prestigious Emerald Stone building. Commanding unparalleled views of downtown and the majestic mountains, this corner unit, bathed in natural light from its floor-to-ceiling windows, offers a breathtaking panorama from every room. Elegance abounds with gleaming hardwood floors, sleek granite countertops, and stainless steel appliances in the kitchen. The modern tile backsplash complements the maple cabinetry, creating a stylish and functional space. Two generously sized bedrooms provide ample comfort, each accompanied by a full bath for utmost convenience. Emerald Stone elevates your lifestyle with a well-equipped fitness facility, a recreational area for gatherings equipped with a billiard table and TV and concierge service. This condo's prime location allows you to embrace city living at its finest, with a short stroll to work, the vibrant amenities of 17th Avenue or convenient restaurants located within the buildings main floor. Don't miss the opportunity to call this remarkable sub-penthouse your new home. Discover urban sophistication and breathtaking views - schedule your viewing today!

Built in 2004

## Essential Information



MLS® #	A2199482
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2205, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1S2

### Amenities

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

### Interior

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Fan Coil
Cooling	Central Air
# of Stories	23

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	March 18th, 2025
Days on Market	44
Zoning	CC-COR

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.