

# \$399,900 - 2205, 836 15 Avenue Sw, Calgary

MLS® #A2252439

**\$399,900**

2 Bedroom, 2.00 Bathroom, 905 sqft

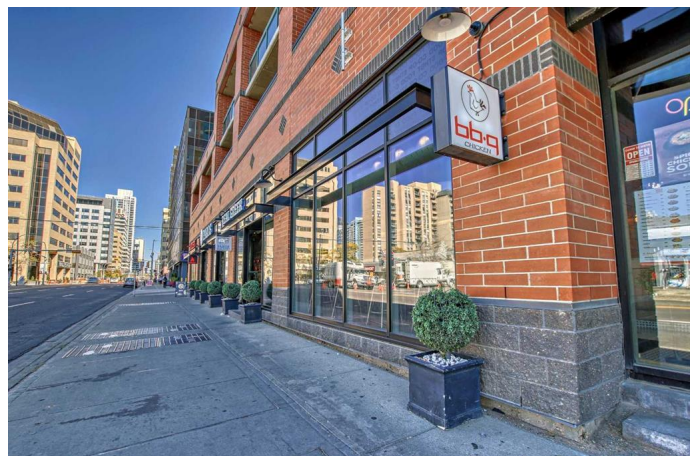
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Priced to sell, excellent value for the building!! 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® #         | A2252439          |
| Price          | \$399,900         |
| 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, Secured Parking, Storage, Trash, Visitor Parking, Recreation Room |
| 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    | August 28th, 2025 |
| Days on Market | 53                |
| Zoning         | CC-COR            |

### **Listing Details**

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

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