



THE
A-TEAM

**RE/MAX
FIRST**

836 15 Avenue #2006, Calgary T2R 1S2

MLS® #: **A2148094**

Area: **Beltline**

Listing Date: **07/12/24**

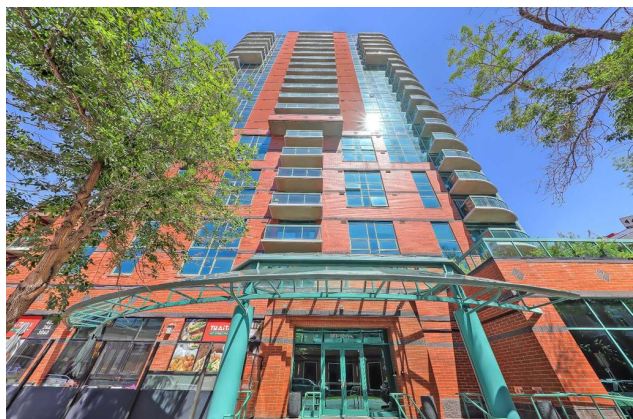
List Price: **\$419,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 06-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **867**
Low Sqft:
Ttl Sqft: **867**

DOM

66
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Elevator**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 12`6"
Dining Room	Main	8`10" x 8`6"
Bedroom	Main	10`9" x 9`6"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	9`8" x 7`11"
Bedroom - Primary	Main	11`5" x 10`9"
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$705

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-COR**

Monthly

Legal Desc: 0412542

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** Experience exceptional living in this spacious 2-bed, 2-bath with **STUNNING DOWNTOWN VIEWS**, offering over 860 square feet of comfort and convenience in the prestigious Emerald Stone building. The sleek interior features newer hardwood flooring in the main living areas, while the tiled foyer and bathrooms ensure easy maintenance. The kitchen is a focal point with its granite countertops, dual basin sink, and breakfast bar seating. It's fully equipped with stainless steel appliances and has ample counter and cabinet space. Adjacent to the kitchen, a dining nook is a great spot to sit down with your morning coffee and enjoy the light streaming through the large living room windows. The living room boasts not one, but **TWO FEATURE WALLS** and **FLOOR-TO-CEILING WINDOWS** w/ a glass sliding door leading onto the **OVERSIZED** balcony, complete with a gas line for BBQ. The thoughtful split layout ensures privacy, with the bedrooms on opposite sides. The spacious primary offers a functional walk-thru closet and a 4pc ensuite bathroom. The 2nd bedroom is generously sized, boasts a large window and closet, and has easy access to the main 3pc bathroom. This flexible layout is ideal for guests, roommates, or a home office. Additional conveniences include an in-suite laundry with a stacked washer and dryer, central A/C, a titled underground parking stall, and an assigned storage locker located directly behind the parking stall. The Emerald Stone building amenities include a well-equipped fitness room, recreation facilities, and a stylish party room with a pool table. Visitor parking stalls and indoor bicycle storage in the parkade add to the building's convenience. A weekday concierge service provides extra security and assistance. Situated in the vibrant Beltline community, the building is steps from 17th Avenue's shops, restaurants, and nightlife. The Downtown Core and several inner-city parks are within walking distance-most days, you can leave your car parked and walk everywhere you want! This exceptional unit is perfect for anyone seeking a convenient inner-city lifestyle. What are you waiting for? Schedule your private showing today!

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123