

836 15 Avenue #408, Calgary T2R 1S2

MLS®#: **A2151075** Area: **Beltline** Listing Date: **07/23/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **681**
 Low Sqft:
 Ttl Sqft: **681**

DOM

55
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 10`6"	Dining Room	Main	11`6" x 9`0"
Living Room	Main	11`6" x 11`6"	Den	Main	7`0" x 6`10"
Bedroom - Primary	Main	13`6" x 9`10"	4pc Bathroom	Main	8`4" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$543** Title: **Fee Simple** Zoning: **CC-COR**
 Fee Freq:

Monthly

Legal Desc: **0412542**

Remarks

Pub Rmks: **Discover urban sophistication at its finest with this exquisite 1 bedroom, 1 bathroom *plus den* residence nestled within the prestigious Emerald Stone building in Calgary. Located in the vibrant Beltline district, this unit offers a perfect blend of modern elegance and convenience, ideal for professionals and those that like to be at the heart of the action. This unit features a spacious open layout that seamlessly integrates the living, dining, and kitchen areas. Boasting 9 ft ceilings, central A/C, gas fireplace and at just under 700 sq ft, you'll see why these units are so highly sought after. The den is large and perfect for a work-from-home office or even a space for guests to sleep. Upgrades to this unit include new flooring throughout the unit as well as new tiling throughout the bathroom, top to bottom! Built-ins have been added to the bedroom and front hall closet and new lighting fixtures throughout the unit. Condo fees for this extremely well managed building include a full fitness facility and owners lounge complete with sitting area and pool table, on site concierge, building caretaker, heat, water, garbage, maintenance and management. This unit also includes a titled parking spot and assigned storage locker. Situated in the heart of Calgary's Beltline district, Emerald Stone offers unparalleled access to the city's best dining, shopping, and entertainment venues. Whether you're strolling through the nearby parks, exploring local art galleries, or enjoying a night out in the vibrant nightlife scene, everything you need is just steps away. Note that furniture is negotiable and can be perfect for a turn-key rental!**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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