



THE
A-TEAM

**RE/MAX
FIRST**

836 15 Avenue #2205, Calgary T2R1S2

MLS® #: **A2199482**

Area: **Beltline**

Listing Date: **03/18/25**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **+\$900, 21-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **905**
Low Sqft:
Ttl Sqft: **905**

DOM

36
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 12`5"	Foyer	Main	12`5" x 8`2"
Dining Room	Main	12`1" x 9`1"	Bedroom - Primary	Main	11`4" x 12`7"
Bedroom	Main	11`10" x 9`8"	Walk-In Closet	Main	4`2" x 5`6"
4pc Ensuite bath	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$753

Title:
Fee Simple

Zoning:
CC-COR

Legal Desc:	0412542	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>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!</p>		
Inclusions:	None		
Property Listed By:	Century 21 Bamber Realty LTD.		

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









