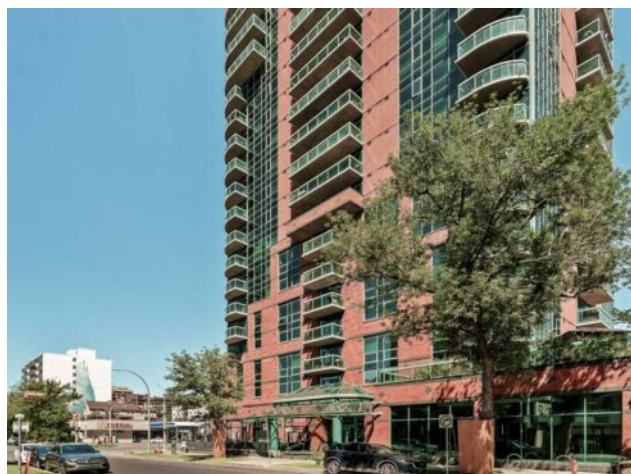


**706, 836 15 Avenue SW
Calgary, Alberta**

MLS # A2235324



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, See Remarks	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, Open Floorplan, See Remarks, Stone Counters, Storage		

Inclusions: BBQ is negotiable

Welcome to your stylish inner-city retreat in the heart of the Beltline! Located on the 7th floor of the elegant Emerald Stone building, this updated 2-bedroom, 2-bathroom apartment offers nearly 870 square feet of functional living space, stunning views, and unbeatable walkability. Step inside to find a bright, open-concept layout with a spacious living room and thoughtfully separated bedrooms- ideal for roommates, guests, or a private home office setup. The recently renovated kitchen is a showstopper, featuring stone countertops, quality stainless steel appliances, an induction cooktop, and a perfectly designed work triangle for serious cooks. Enjoy sunrises with your morning coffee and wind down with evening sunsets on the large north-facing balcony—complete with a gas line for a BBQ. From here, you’ll also take in Calgary’s glittering downtown skyline after dark. Both bathrooms have been stylishly updated, and the home features upgraded lighting, plumbing fixtures, and modern finishes throughout. Additional highlights include in-suite laundry, a large storage unit in the parkade, and extra bike storage. The building offers a full suite of amenities: a well-equipped fitness centre, a social lounge with a pool table and kitchenette, and a full-time concierge (employed by the condo board, not a third-party service) who handles parcels and keeps the building running smoothly. With a dedicated maintenance team, daily compost and recycling pickup, and biannual in-unit air filter replacements, this is true lock-and-leave convenience. Pet-friendly (2 allowed per unit), secure, and quiet—with a high owner-occupancy rate and no short-term rentals permitted—Emerald Stone is a solid, well-managed building. The location is unbeatable: just steps from 17th Ave’s restaurants, shops, events, and nightlife, plus easy access to

groceries, transit, schools, and downtown. Leave the car parked and walk or bike anywhere—Prince's Island Park, the river pathway system, and year-round community events are all nearby. Whether you're a first-time buyer or looking to live in one of Calgary's most vibrant communities, this unit delivers on space, quality, and lifestyle. Book your showing today!