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1501, 836 15 Avenue SW  
Calgary, Alberta

MLS # A2217520



\$415,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Beltline   |        |                   |
| Type:     | Residential/High Rise (5+ stories)                 |        |                   |
| Style:    | Apartment-Single Level Unit                        |        |                   |
| Size:     | 890 sq.ft.   | Age:   | 2004 (21 yrs old) |
| Beds:     | 2  | Baths: | 2                 |
| Garage:   | Heated Garage, Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Fan Coil, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 753 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco   | Zoning:    | DC     |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Elevator, High Ceilings, Open Floorplan, Pantry |            |        |
| Inclusions: | N/A   |            |        |

Emerald Stone - Wake Up to the Sunshine in the Sunny SE Corner and Enjoy all Afternoon Sun on You South Facing Balcony on the 15th Floor Overlooking the Ambiance of 17th Avenue - Immaculate Condition - 890 Square Feet with 2 Bedrooms and 2 Bathrooms - Maple Kitchen Cabinets with Stainless Steel Appliances, and Raised Breakfast Bar - Maple Engineered Hardwood Floors - South Facing Balcony with Gas BBQ Hookup - Titled Parking Stall on P-2 with Large Storage Unit Attached - Amazing Gym with Extensive Cardio and Professional Gym Equipment - Owner's Lounge with Big Screen TV and Billiard Table - Best Location in the Beltline Close to the Heart of the Uptown 17th Avenue Shopping & Entertainment District - Mount Royal village, Good Life Fitness, Save-On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart are only a Block Away ... ENJOY A FASHIONALBE INNER CITY LIFESTYLE AT EMERALD STONE