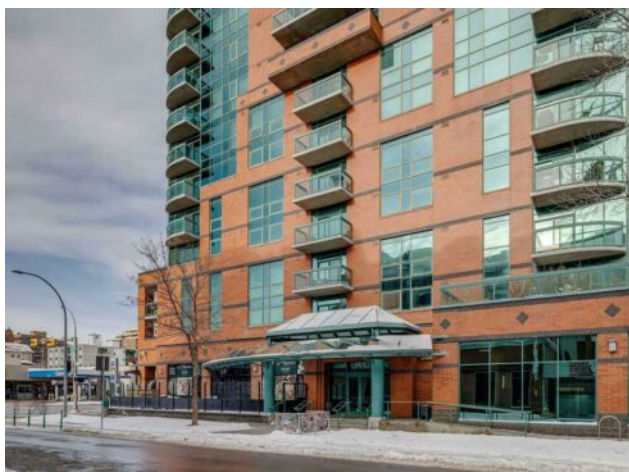


**1402, 836 15 Avenue SW  
Calgary, Alberta**

**MLS # A2276486**



# \$370,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 753
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** none

Live with ease just moments from Downtown Calgary in this exceptional two-bedroom residence at Emerald Stone, ideally positioned off vibrant 17th Avenue SW. Surrounded by some of the city's best shops, cafés, fitness studios, grocery stores, and everyday conveniences, this location delivers true urban walkability with a refined residential feel. Unit 1402 offers a thoughtfully designed floor plan that balances openness with comfort. The spacious open-concept kitchen anchors the home, making it ideal for both everyday living and entertaining. The adjacent living area flows seamlessly onto an expansive balcony, where sweeping views of South Calgary, the mountains, and the energy of 17th Avenue create a stunning backdrop. Both bedrooms are impressively proportioned, offering flexibility for a guest room, home office, or serene primary retreat. The home is further enhanced by in-suite laundry with a front-loading washer and dryer, adding everyday convenience. Emerald Stone is a secure, well-managed concrete building featuring underground parking and an outstanding collection of resident amenities, including a fully equipped fitness centre, billiards, and foosball tables. A titled underground parking stall, complete with a private storage unit and bike parking, completes the offering. Well maintained and exceptionally located, this move-in-ready home presents an outstanding opportunity to enjoy downtown living with comfort, views, and lifestyle at the forefront. Don't miss Unit 1402 at Emerald Stone.