



## 836 15 Avenue Calgary Alberta

\$449,900

Welcome to the renowned Emerald Stone building in the heart of the Beltline. Mere steps away from the shops of 17th Ave, and centrally positioned among an array of desirable retail and beautiful city parks. An impeccably kept building unlike any other condo, with bright, newly carpeted hallways, crown moulding door frames, and unique slate tile detailing. This south-facing 2 bed 2 bath condo is bursting with natural light thanks to its extensive floor to ceiling windows, along with the added comfort and privacy that comes with being in a concrete building. The thoughtful floorplan allows for easy separation of space; with individual bedrooms and bathrooms at opposing ends that can be configured for roommates, children, or even a dedicated office space. An oversized foyer and open concept layout makes this the perfect place for hosting and entertaining, in addition to the ample closet and storage space available throughout the home. The dining area features gleaming hardwood and a stunning textured light fixture overhead, seamlessly connecting into an expansive living area that features a metal framed electric fireplace set inside a round cornered recess for TV above. From here you can enjoy epic panoramic views of the Rocky Mountains and the Calgary Stampede Grounds, by directly accessing the huge private balcony with its own gas line hookup. The nearby kitchen includes a functional raised eating bar, new pendant lighting, sleek black appliances, tile flooring and loads of cabinet space. Updated quartz counters and mosaic tile backsplash found here have also been integrated into both bathrooms, enabling an intentional sense of cohesion. Maximize your comfort and ambience with dimming switches throughout for optimal lighting, an Ecobee system for keeping toasty or cool, and the conveniently located in-suite laundry. Both bedrooms include lush carpet, huge windows a...

4pc Bathroom 7.42 Ft x 7.33 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 11.92 Ft x 10.92 Ft

Dining room 11.08 Ft x 9.67 Ft

Foyer 4.92 Ft x 11.33 Ft

Kitchen 11.00 Ft x 8.42 Ft

Living room 13.83 Ft x 12.50 Ft

Primary Bedroom 16.58 Ft x 10.92 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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