



## 836 15 Avenue Calgary Alberta

\$439,900

This spectacular CORNER UNIT on the 19th floor of the prestigious Emerald Stone building offers a spacious 2-BEDROOM + 2 FULL BATH layout. Breath-taking unobstructed MOUNTAIN, DOWNTOWN and COP VIEWS. The 9' ceiling and floor-to-ceiling windows flood the unit with an abundance of natural light. The oversized front hallway closet provides ample storage space. Additional features include in-suite laundry, and a huge balcony equipped with BBQ gas line. The unit also includes CENTRAL AIR CONDITIONING, a TITLED underground parking stall and an assigned storage locker for added comfort and convenience. The building is exceptionally well-maintained, featuring weekday concierge service, a fitness room, and a recreational area with a pool table, and in-door biking storage. Situated just steps from the vibrant 17th Ave commercial strip, you will have easy access to a wide array of restaurants, coffee shops, banks, fitness centers and popular stores such as Canadian Tire, Save-on Food, Shoppers, Best Buy and Tim Hortons. 5min walk to TOP-RANKED school. The Downtown Core and several parks are also within walking distance. Unbeatable luxury inner-city lifestyle. Don't miss out! (id:6769)

Living room 13.08 Ft x 12.33 Ft

Kitchen 10.42 Ft x 9.25 Ft

Dining room 10.58 Ft x 7.25 Ft

Primary Bedroom 11.17 Ft x 10.50 Ft

Bedroom 11.33 Ft x 9.50 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

3pc Bathroom 9.00 Ft x 5.58 Ft

Laundry room 3.42 Ft x 3.17 Ft

Foyer 8.08 Ft x 5.08 Ft

Other 19.08 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
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# RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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