



836 15 Avenue Calgary Alberta

\$368,000

Welcome to Emerald Stone! This beautifully updated corner unit offers 880 sq. ft. of comfortable living space**, featuring 2 large bedrooms, 2 full bathrooms, and in-suite laundry. Enjoy an abundance of natural light through the **floor-to-ceiling windows, complemented by a sunny southwest exposure and city views**. The unit has been refreshed with **new vinyl flooring and fresh paint**, along with newer stainless-steel appliances, newer carpet, up/down window coverings, and upgraded storage units and closet organizers. The spacious living area opens onto a south-facing balcony with a gas BBQ hookup, perfect for enjoying the views and outdoor living. Additional features include **central air conditioning for year-round comfort. This home also includes one titled underground parking stall (#301, P3) and one assigned storage unit (#301, P3) conveniently located directly in front of the parking stall. Emerald Stone offers an impressive range of amenities, including a full fitness facility, recreation facilities, and party room, all located on the main floor. Residents also enjoy weekday concierge service, outdoor visitor parking, and indoor bicycle storage. ideally located close to 17 ave SW, shopping, restaurants, transit, major roadways, and a wide range of amenities. This is an excellent opportunity to own a bright, spacious, and well-appointed corner unit in a sought-after condominium complex. Don't miss out--book your private showing today! (id:6769)

Living room 12.42 Ft x 12.75 Ft

Dining room 10.75 Ft x 11.92 Ft

Kitchen 9.25 Ft x 13.42 Ft

Foyer 11.25 Ft x 5.67 Ft

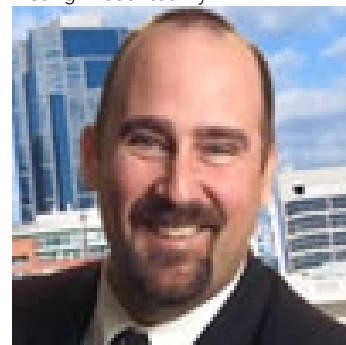
3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12.67 Ft x 12.42 Ft

Primary Bedroom 11.33 Ft x 14.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca