

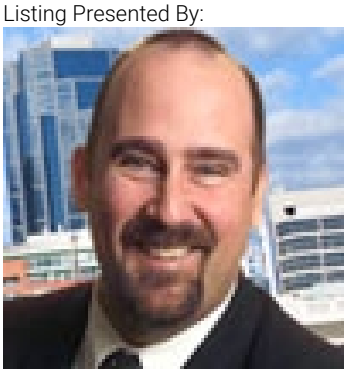
836 15 Avenue Calgary Alberta

$374,900

Perched on the 20th floor of Emerald Stone, this rarely available corner end-unit floor plan offers an exceptional combination of natural light, spectacular views, and an unbeatable downtown location. Floor-to-ceiling windows wrap the unit, showcasing expansive, unobstructed views of the downtown skyline and Rocky Mountains. The open-concept layout is flooded with natural light, complemented by rich hardwood flooring and fresh paint throughout.The kitchen features ample cabinetry, granite countertops, and a stainless steel appliance package, with a breakfast bar that creates the perfect space for entertaining while preparing meals against a backdrop of dramatic city and mountain views.Featuring two generously sized bedrooms thoughtfully positioned on opposite sides of the unit for added privacy, along with two full bathrooms, including a primary ensuite. The primary bedroom enjoys beautiful west-facing views, providing the perfect setting to take in Calgary's stunning sunsets. Enjoy your own private fireplace while soaking in the afternoon sunshine through the expansive west-facing windows. Central air conditioning adds year-round comfort, while the natural gas BBQ line provides the perfect opportunity to enjoy an evening barbecue overlooking the city.Additional conveniences include underground parking and a storage locker ideally located just outside the elevator. Residents also enjoy access to the building's fitness centre and social room.Location is where Emerald Stone truly shines. With one of the best walk scores in the city, you're just steps from the boutiques and shops of Mount Royal Village, the restaurants, cafes, and vibrant atmosphere of 17th Avenue SW, with an easy walk to downtown. An incredible opportunity to enjoy elevated urban living with some of Calgary's most impressive views! (id:6769)

3pc Bathroom 5.92 Ft x 9.58 Ft
4pc Bathroom 4.83 Ft x 7.75 Ft
Bedroom 12.42 Ft x 12.00 Ft
Dining room 10.75 Ft x 12.08 Ft
Foyer 9.00 Ft x 5.25 Ft
Kitchen 9.17 Ft x 13.33 Ft
Living room 12.83 Ft x 12.58 Ft
Primary Bedroom 11.17 Ft x 14.58 Ft

Listing Presented By:



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