2005 836 15 Avenue SW

Calgary | Active | MLS® A2355847

$374,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**884.83 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

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, cafés, 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355847
Bedrooms	2
Bathrooms	2
Year Built	2004
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	884.83 sq. ft.
Main Level Finished Area:	884.83 sq. ft.
Condo Fee:	$775.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Residential Manager, See Remarks, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	20
Stories Total:	22
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0412542

Heating:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Emerald Stone
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	TV Wall Mount, Bar stools
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'5" × 12' ·
Main Floor	Dining Room · 12'1" × 10'9" ·
Main Floor	Foyer · 9' × 5'3" ·

Main Floor	Kitchen · 13'4" × 9'2" ·
Main Floor	Living Room · 12'10" × 12'7" ·
Main Floor	Bedroom - Primary · 14'7" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2005-836-15-avenue-sw-calgary-a2355847/

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