# 2104 836 15 Avenue SW

Calgary | Active | MLS® A2352698

**$284,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2004** | **658 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Calgary West Realty

# A closer look

EXPANSIVE MOUNTAIN and URBAN VISTAS from 21st FLOOR! This clean, bright and west facing ONE BEDROOM PLUS DEN suite at EMERALD STONE has been FRESHLY PAINTED with NEW VINYL PLANK FLOORING. With a walkscore of 90 and bikes lanes at your doorstep, this landmark high rise is located in the heart of Calgary's BELTLINE community. The efficient layout provides 658 ft of living space for a single person or couple. With a neutral decor, stainless appliances, ensuite laundry, custom built-ins in living room, and a titled underground parking stall with storage cage (319), the suite offers an immediate move-in opportunity. Residents have access to an owner lounge with pool table plus a well equipped, light filled fitness studio on the main floor. There is an onsite, full time building manager, professional management by Simco, and utilities (except electric) are included in monthly condo fees of $545.71 . The large west facing, sunny balcony has gas BBQ hookup. Large grocery, hardware and electronic stores are conveniently situated within a block of Emerald Stone. A broad selection of boutique retail, restaurants and lounges are available along the pedestrian friendly 17 Avenue. A vibrant, inner city lifestyle with impressive views are offered at $284,900 and you can move in before the holidays.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352698 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **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:** | 658 sq. ft. |
| **Main Level Finished Area:** | 658 sq. ft. |

| | |
|---|---|
| **Condo Fee:** | $545.71 |
| **Condo Fee Includes:** | Caretaker, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Water |
| **Acreage:** | No |
| **Front Exposure:** | South |
| **Unit Exposure:** | West |
| **Floor Location:** | Other |
| **Entry Level:** | 21 |
| **Stories Total:** | 23 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2004 (Age: 22) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0412542 |
| **Heating:** | Fan Coil, Natural Gas |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete |
| **Structure Type:** | High Rise (5+ stories) |
| **Roof:** | Flat, Metal |

| | |
|---|---|
| **Ensuite:** | No |
| **Flooring:** | Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric, Living Room |
| **Garage:** | No |
| **Parking:** | Heated Garage, Underground |
| **Parking Places:** | 11 |
| **Parking Total/Covered:** | 11 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Emerald Stone |
| **Community:** | Beltline |
| **Amenities:** | Elevator(s), Fitness Center |
| **Appliances:** | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | None |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom - Primary · 12'5" × 9'11" · |
| **Main Floor** | Living Room · 12'11" × 11'6" · |
| **Main Floor** | Dining Room · 11'6" × 7'7" · |
| **Main Floor** | Kitchen · 8'3" × 7'6" · |
| **Main Floor** | Den · 6'9" × 6'7" · |
| **Main Floor** | Laundry · Measurements not available · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Shopping Nearby, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Built-in Features |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | None |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | CC-COR |
| **Listed Date:** | Oct 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2104-836-15-avenue-sw-calgary-a2352698/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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