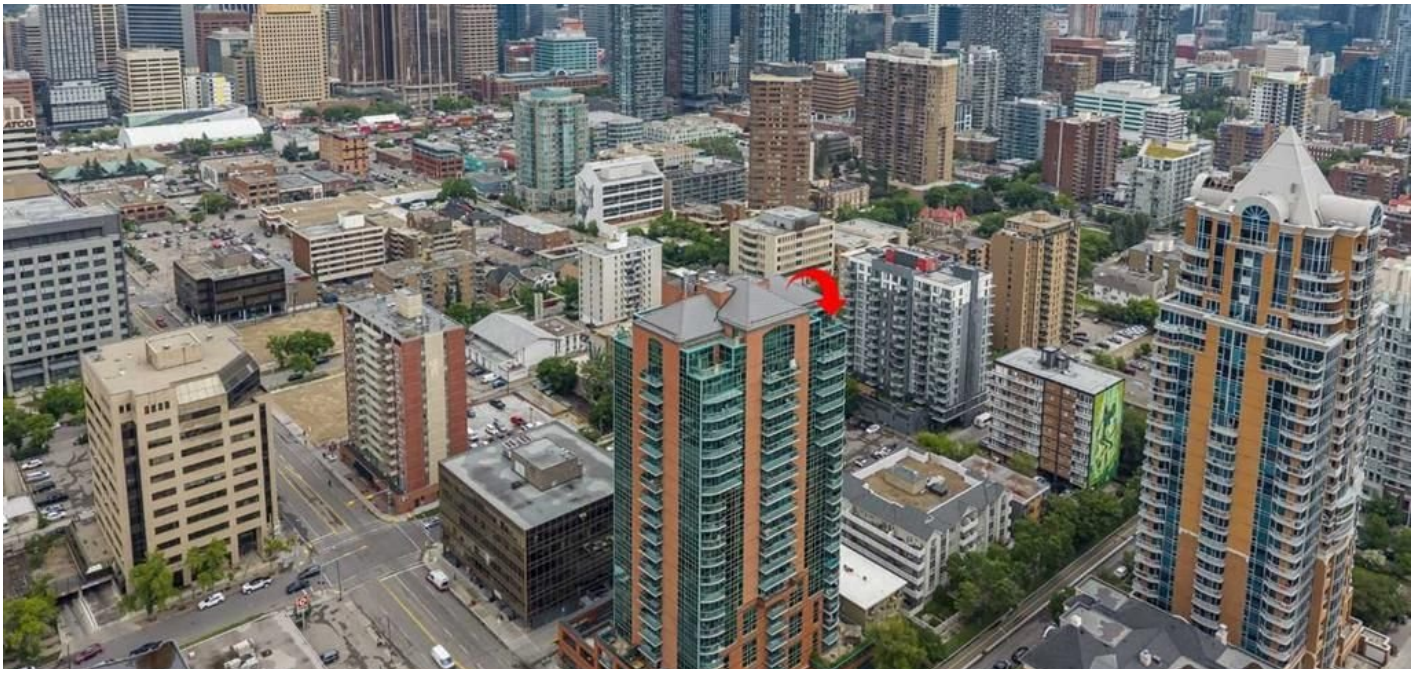
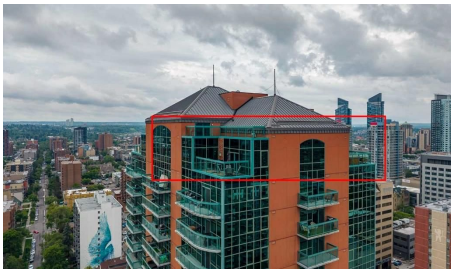
2301 836 15 Avenue SW

Calgary | Active | MLS® A2325634

$1,990,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2004**	**3,073.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Situated at the top of Emerald Stone this beautiful 3,073 sq ft penthouse offers urban living at its finest. As you step into the foyer of this home you are met with 17’ ceilings, a custom sculptured glass wall, and granite inlay marble floor. The open concept design makes this the perfect entertainment and family space. The gourmet kitchen is well appointed with custom granite counter tops, subzero fridge, gas cooktop and wall ovens. The large island includes a breakfast bar, prep top and additional storage. The living room offers breathtaking city views, a vaulted dome ceiling with fiber-optic starburst lighting and shares a 2-sided fireplace with the generous sized dining room offering a dry bar with subzero bar fridge and access to the south facing balcony that has a BBQ gas line and space to dine el fresco. The incredible owner’s suite offers beautiful south views over 2 levels. The 2nd level loft style bedroom is complete with a fireplace, half bath, walk-in closet and private balcony - descend the stairs to the 5-pc ensuite with jetted tub with waterfall wall, oversized walk-in shower and double vanity. Down the hall is another walk-in closet, flex space that can be used for an office or dressing area and a home gym. Finishing off this amazing penthouse, is 2 additional bedrooms, a 5-pc bath, 2 pc bath off the foyer and full-sized laundry room. There are large storage areas off the primary bedroom and the 2nd bedroom Enjoy amazing views from one of the 3 balconies and floor to ceiling windows throughout. The main level balconies have snow melt system to clear the surface without needing to shovel! The hot tub on the east side is the perfect place to unwind and enjoy the fireworks from Stampede Park. Building amenities include a fitness centre and party room. 2 titled parking stalls, secure and underground with attached storage lockers. Situated in a neighbourhood rich with community, dining and nightlife! Conveniently located steps to all the amenities of Mount Royal West (Save-On Foods) & Mount Royal Village. Walking distance to the amenities, patios and nightlife of 17th Ave & 4 St SW. If that's not enough, save the hassle of rush hour and walk to Downtown. Convenient access to transit, MNP Community & Sport Centre & Macleod Tr SE. Quick Access to University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre. Some images in this listing have been virtually staged to showcase the home's potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325634
Bedrooms	3
Bathrooms	4
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-Penthouse
Total Living Area:	3,073.47 sq. ft.
Main Level Finished Area:	2,610.23 sq. ft.
Upper Level Finished Area:	463.24 sq. ft.
Condo Fee:	$2,111.75
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East, North, South
Floor Location:	Top
Entry Level:	23
Stories Total:	23
Levels:	Multi Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	2
Plan:	0412542

Heating:	Fan Coil, Electric, Fireplace(s), Natural Gas, Other, See Remarks
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Metal
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Marble
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Double Sided, Electric, Gas, Glass Doors, Living Room, Mantle, Masonry, Primary Bedroom, Raised Hearth
Garage:	No
Garage Spaces:	2
Parking:	Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Emerald Stone
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	Built-In Coffee Machine, Hot Tub
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 12'5" × 12'5" ·
Main Floor	Bedroom · 12'7" × 11'8" ·
Main Floor	Dining Room · 16'8" × 13'8" ·
Main Floor	Foyer · 17'3" × 16'10" ·
Main Floor	Exercise Room · 16'8" × 13' ·
Main Floor	Kitchen · 27'4" × 10'2" ·
Main Floor	Laundry · 9'1" × 5'7" ·
Main Floor	Living Room · 30'3" × 16'11" ·
Main Floor	Office · 18'8" × 10'3" ·
Main Floor	Storage · 20' × 3'4" ·
Main Floor	Walk-In Closet · 13'2" × 10'7" ·
2nd Floor	Bedroom - Primary · 18'6" × 16'8" ·
2nd Floor	Storage · 27' × 11'11" ·
2nd Floor	Walk-In Closet · 8'9" × 8' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR

Listed Date:	Jun 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2301-836-15-avenue-sw-calgary-a2325634/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.