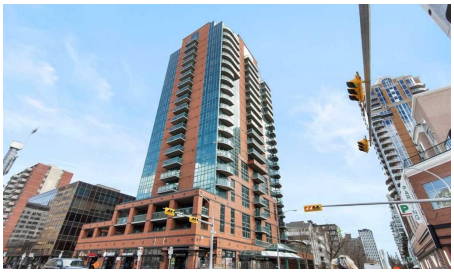
# 505 836 15 Avenue SW

Calgary | Active | MLS® A2332024

**$370,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2004** | **877 sq. ft.** |

## Your next move starts with a conversation.

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

Listed by CIR Realty

# A closer look

This beautifully maintained 2-bedroom, 2-bathroom corner unit apartment is easy to live in or rent. With a new washer and dryer and professionally cleaned carpets, this apartment prepped and ready for it's next owner.

Step inside to discover a bright, open-concept layout with floor to ceiling windows. The spacious living and dining areas are complemented by large windows that fill the home with natural light that show off the hardwood floors, while the kitchen sports maple cabinetry.

The thoughtfully designed floor plan features two generously sized bedrooms, including a primary retreat complete with its own private ensuite. A second full bathroom and in-suite laundry add to the convenience and livability of the home.

Enjoy your private balcony-perfect for morning coffee or unwinding at the end of the day-with views of the surrounding cityscape. Residents of Emerald Stone benefit from a secure, well-managed concrete building with desirable amenities including a fitness centre, games room, and underground parking.

Situated just steps from 17th Avenue, you'll love being within walking distance to some of Calgary's best restaurants, cafés, shopping, parks, and transit, offering true inner-city living with everything at your doorstep.

Whether you're a first-time buyer, investor, or looking to enjoy a lock-and-leave lifestyle, this exceptional Beltline condo is a fantastic opportunity.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2332024 |
| **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:** | 877 sq. ft. |
| **Condo Fee:** | $735.55 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Snow Removal, Trash, Water |
| **Front Exposure:** | South |
| **Unit Exposure:** | East, North |
| **Floor Location:** | Other |
| **Entry Level:** | 5 |
| **Stories Total:** | 1 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall |
| **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:** | Forced Air |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stucco |

| | |
|---|---|
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Stall, 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, Parking, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | Pillar TV Tension Mount |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom · 12'5" × 11'11" · |
| **Main Floor** | Dining Room · 10'9" × 9'8" · |
| **Main Floor** | Foyer · 8'11" × 5'4" · |
| **Main Floor** | Kitchen · 13'4" × 11'11" · |
| **Main Floor** | Living Room · 13'3" × 12'4" · |
| **Main Floor** | Bedroom - Primary · 14'7" × 11'11" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | None |
| **Interior Features:** | No Smoking Home, Recreation Facilities, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | CC-COR |
| **Listed Date:** | Jul 24, 2026 |

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

https://www.maltiwana.ca/properties/505-836-15-avenue-sw-calgary-a2332024/

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

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