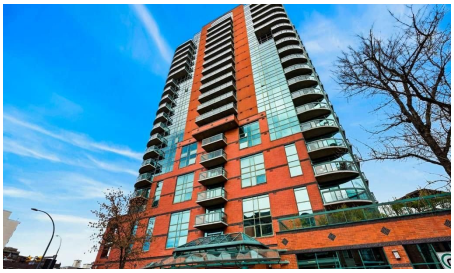
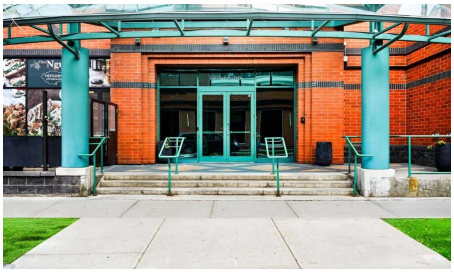
507 836 15 Avenue SW

Calgary | Active | MLS® A2349703

$362,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**922 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Elevated inner-city living meets effortless style in this 922 sq. ft. corner residence at Emerald Stone. Thoughtfully designed with 2 bedrooms, 2 full bathrooms and in-suite laundry, this condo delivers a refined blend of space, natural light and everyday functionality in one of Calgary’s most vibrant urban locations.

Expansive floor-to-ceiling windows create a bright, airy atmosphere and bring the city into view, while the open-concept layout provides a seamless backdrop for both quiet evenings and entertaining. At the heart of the home, the kitchen is finished with granite countertops, a great appliance package and generous workspace, offering a timeless, polished aesthetic. Granite finishes continue into the bathrooms for a cohesive feel throughout.

The living space extends outdoors to a private balcony with a gas BBQ hookup, creating the perfect spot for morning coffee, evening drinks or simply taking in the city surroundings. Central air conditioning adds another layer of comfort throughout the warmer months.

Complete with titled underground parking (right next to the elevator) and assigned storage, the residence is complemented by Emerald Stone’s impressive collection of amenities, including a fitness facility, recreation and party room, weekday concierge, indoor bicycle storage and visitor parking.

Set just moments from 17th Avenue SW, some of Calgary’s best dining, cafés, boutiques and entertainment are right outside your door, with convenient access to transit and major routes connecting you to the rest of the city.

Sophisticated without sacrificing comfort, this is a beautifully appointed urban condo offering the space, location and lifestyle that make inner-city living so desirable.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349703
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:	922 sq. ft.
Condo Fee:	$723.66
Condo Fee Includes:	Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Snow Removal, Trash
Front Exposure:	Southwest
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	5
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Stall, 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:	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Call, Cats OK, Dogs OK, No, Yes
Main Floor	Bedroom · 12'7" × 11'11" ·
Main Floor	Dining Room · 11'1" × 9'11" ·
Main Floor	Kitchen · 13'6" × 10'10" ·
Main Floor	Living Room · 12'10" × 12'5" ·

Main Floor	Bedroom - Primary · 14'8" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Open Floorplan
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/507-836-15-avenue-sw-calgary-a2349703/

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

Data was last updated November 23, 2026 at 02:05 PM (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.