$419,900 - 706, 836 15 Avenue Sw, Calgary

MLS® #A2235324

$419,900

2 Bedroom, 2.00 Bathroom, 868 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your stylish inner-city retreat in the heart of the Beltline! Located on the 7th floor of the elegant Emerald Stone building, this updated 2-bedroom, 2-bathroom apartment offers nearly 870 square feet of functional living space, stunning views, and unbeatable walkability.

Step inside to find a bright, open-concept layout with a spacious living room and thoughtfully separated bedrooms- ideal for roommates, guests, or a private home office setup. The recently renovated kitchen is a showstopper, featuring stone countertops, quality stainless steel appliances, an induction cooktop, and a perfectly designed work triangle for serious cooks.

Enjoy sunrises with your morning coffee and wind down with evening sunsets on the large north-facing balconyâ€"complete with a gas line for a BBQ. From here, youâ€™ll also take in Calgaryâ€™s glittering downtown skyline after dark.

Both bathrooms have been stylishly updated, and the home features upgraded lighting, plumbing fixtures, and modern finishes throughout. Additional highlights include in-suite laundry, a large storage unit in the parkade, and extra bike storage.

The building offers a full suite of amenities: a well-equipped fitness centre, a social lounge with a pool table and kitchenette, and a full-time concierge (employed by the condo
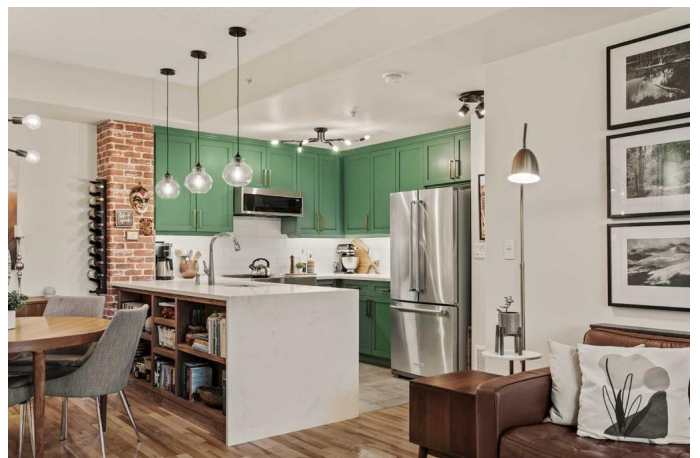
board, not a third-party service) who handles parcels and keeps the building running smoothly. With a dedicated maintenance team, daily compost and recycling pickup, and biannual in-unit air filter replacements, this is true lock-and-leave convenience.

Pet-friendly (2 allowed per unit), secure, and quietâ€"with a high owner-occupancy rate and no short-term rentals permittedâ€"Emerald Stone is a solid, well-managed building. The location is unbeatable: just steps from 17th Aveâ€™s restaurants, shops, events, and nightlife, plus easy access to groceries, transit, schools, and downtown. Leave the car parked and walk or bike anywhereâ€"Princeâ€™s Island Park, the river pathway system, and year-round community events are all nearby.

Whether you're a first-time buyer or looking to live in one of Calgaryâ€™s most vibrant communities, this unit delivers on space, quality, and lifestyle. Book your showing today!

Built in 2004

Essential Information

MLS® #	A2235324
Price	$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	706, 836 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Storage, Trash, Visitor Parking, Party Room
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, Open Floorplan, See Remarks, Storage, Stone Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	22

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, See Remarks

Additional Information

Date Listed	July 1st, 2025
Days on Market	5
Zoning	CC-COR

Listing Details

Listing Office	Charles