

708, 188 15 Avenue SW
Calgary, Alberta

MLS # A2185446



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	839 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: White floor shelf in living room

Live in the heart of Calgary's vibrant Beltline community with this bright and spacious 839 sqft condo, offering the perfect blend of modern convenience and urban lifestyle. Located in the sought-after Chocolate by Battistella building, this 1-bedroom, 1-bathroom unit boasts a sleek and contemporary design, ideal for professionals or anyone who wants to be close to it all. The open concept living space is flooded with natural light, thanks to floor-to-ceiling windows that offer some of the best views of the city! The fully equipped kitchen seamlessly flows into the living area, creating a perfect space for entertaining, working, or relaxing. The private bedroom provides a peaceful escape, and the added bonus of air conditioning ensures comfort throughout the year. Step out onto your private balcony to enjoy sunrises, sunsets, and sweeping views of the city. This condo also features a titled parking stall in the secure, underground heated parkade, with no cars parked beside you for added privacy. The building offers fantastic amenities including a 2nd-floor library with a patio, an updated lobby, and a secure parcel room. With shopping, dining, a 24-hour gym, grocery stores, public transit, and downtown attractions just steps away, you'll be perfectly situated to enjoy everything Calgary has to offer. Whether you're enjoying the vibrant city life or relaxing in your modern sanctuary, this condo is the perfect place to call home.