



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

209, 188 15 Avenue SW
Calgary, Alberta

MLS # A2223856



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to this beautifully maintained and generously sized 2-bedroom, 1-bathroom condo located in the vibrant and amenity-rich community of the Beltline. This bright and inviting unit features a spacious floor plan, starting with a large foyer that opens into a well-appointed kitchen and a cozy, open-concept living area—perfect for entertaining or relaxing. The primary bedroom is spacious and has views of the Calgary Tower. The 4-piece bathroom is both functional and stylish, ideal for personal use and accommodating guests. The second bedroom offers great flexibility—use it as a guest room, home office, or creative space to suit your lifestyle. Step outside onto your large private patio, where you’ll enjoy direct views of Calgary’s 1st Street entertainment corridor—home to some of the city’s best dining and nightlife, including First Street Market, Pat & Betty, St. James Corner, Calcutta Cricket Club, Ten Foot Henry, Shelter, and Proof. Stay active with Anytime Fitness and Hot Shop Yoga just steps away. This unit also includes a heated underground parking stall for year-round comfort and convenience. Whether you’re a first-time buyer, young professional, or investor, this condo offers the perfect combination of location, layout, and lifestyle.