



**GRASSROOTS**  
REALTY GROUP

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1109, 188 15 Avenue SW  
Calgary, Alberta

MLS # A2230325



**\$409,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Experience the excitement and convenience of life in The Beltline! The Chocolate building is located perfectly on 1st Street and just steps to 17th Avenue SW. There is no shortage of shops, pubs, restaurants, parks and the Stampede grounds within walking distance. When it's time to relax, curl up on the couch or lounge on the balcony and enjoy the amazing views from the 11th floor. As you enter the unit you will be wowed by the floor to ceiling windows and bright open concept floor plan. There are two good sized bedrooms, a full bathroom with a tub, air conditioning, in-suite laundry with storage, and the unit comes with a titled, underground parking stall. Don't miss your chance to buy now and move in before Stampede!