



GRASSROOTS
REALTY GROUP

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207, 188 15 Avenue SW
Calgary, Alberta

MLS # A2249065



\$324,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Smoking Home		

Inclusions: none

Welcome to Chocolate by Battistella, where nearly 800 sqft of stylish southwest-facing living meets skyline views and elevated urban design. This rare corner unit is wrapped in dramatic floor-to-ceiling windows, flooding the open-concept plan with natural light by day and sparkling city views by night. Polished acid-washed concrete floors flow through a spacious kitchen with large island/eating bar, dining area, living room, and a versatile den/office nook. Step into the primary bedroom with adjacent spa-inspired bath featuring a vessel sink and soaker tub. The convenience of in-suite laundry with new washer/dryer and plenty of storage. Central A/C keeps everything comfortable year-round. But the true showstopper? Your private 250+ sqft balcony with gas BBQ hookup and coveted SW exposure—perfect for lounging, entertaining, or simply soaking up the city vibe. Just outside your door, and within 20 feet of the unit, you’ll find not one but two incredible shared spaces: A garden patio for fresh air and relaxation and a flex room available anytime (no bookings required!) Plus, residents can head upstairs to the penthouse rooftop patio for panoramic skyline views. All this in a highly walkable Beltline location just steps to 17th Ave’s boutique shopping, top restaurants, coffee shops, fitness hubs, and transit. Urban living. Elevated. Decadent. Yours.