



**404, 188 15 Avenue SW  
Calgary, Alberta**

**MLS # A2279379**



**\$329,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit, Attached-Front/Back		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home		
<b>Inclusions:</b>	N/A		

Nestled in the vibrant heart of Calgary's Beltline, this stunning south-facing one-bedroom plus den condo offers the ultimate urban lifestyle, just steps from the Saddledome and the bustling energy of 17th Avenue and 1st Street&mdash;home to trendy shops, chic cafes, lively pubs, and acclaimed restaurants. Flooded with natural light through expansive floor-to-ceiling windows that stretch across the entire unit, the space feels bright and inviting year-round, while central air conditioning keeps it comfortably cool on warm summer days. The sleek, open-concept layout is perfect for entertaining, with low-maintenance polished concrete floors that make cleaning a breeze. Additional luxuries include in-suite laundry, a custom built-in closet system by California Closets for optimal organization, and the convenience of titled underground parking&mdash;making this sophisticated residence an ideal blend of style, comfort, and prime location. Call today for your own private viewing.