



**GRASSROOTS**  
REALTY GROUP

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909, 188 15 Avenue SW  
Calgary, Alberta

MLS # A2281097



**\$394,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	925 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

**\*CHECK OUT 360 VIRTUAL TOUR\*** West-Facing, Corner Unit with Modern Upgrades & Central A/C! Soak in the incredible downtown views from this sleek 2 bedroom condo, where floor-to-ceiling windows bring the city skyline right into your living room. Located in TheChocolate building in the heart of The Beltline, enjoy the ultimate urban lifestyle just off 1st Street and 17th Ave, offering incredible restaurants, cocktail bars, and coffee shops, all while just a short distance from the Calgary Saddledome and Stampede Park. Designed for both comfort and style, the open-concept layout features polished concrete floors and a fully upgraded kitchen complete with quartz countertops, sleek stainless steel appliances, bright cabinetry, and a large island offering plenty of space to host and entertain. The main living area is the perfect spot to relax and enjoy the city views with floor-to-ceiling windows throughout. Wake up each morning to breathtaking views of the iconic Calgary Tower, perfectly framed from your NW facing patio, the ideal spot to enjoy your morning coffee, or enjoy evening BBQs. The second bedroom offers versatile space, perfect for a comfortable home office or guest room. The updated 4-piece bathroom features a sleek modern vanity and ample storage. Additional features include in-suite laundry, a titled underground parking stall, complimentary bike storage, and a common courtyard patio for you to enjoy during the summer months. Whether you're a first-time buyer, urban professional, or investor, this condo delivers exceptional value and an unbeatable location!