



**207, 188 15 Avenue SW  
Calgary, Alberta**

**MLS # A2285654**

**\$279,000**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<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>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Smoking Home		

**Inclusions:** Window coverings

Set in the heart of Calgary's vibrant Beltline, this spacious one-bedroom plus den residence offers an exceptional lifestyle for those who value proximity, convenience, and an inner city experience. At almost 800 sq ft, this SW facing open-concept layout is larger than most one-bedroom condos in the area and is wrapped in expansive windows that flood the home with natural light throughout the day. Central air conditioning ensures year-round comfort, while the thoughtful floor plan easily accommodates working from home, entertaining, or simply enjoying the luxury of space. The true showstopper is the massive 250 sq foot wrap around private balcony — an outdoor extension rarely found at this size and price point. Ideal for morning coffee, evening sunsets, or hosting friends, it meaningfully expands the living area and elevates everyday living. Adding to the appeal are notably low condo fees, among the most competitive currently available in the Beltline. With very few comparable units on the market offering fees this low, this home stands out for buyers seeking long-term value and efficient ownership costs. Located just steps from 17th Avenue, caf&acute;s, restaurants, groceries, transit, and green spaces, this home is ideal for a walkable, car-light lifestyle where daily conveniences are right outside your door. An excellent opportunity for professionals, investors, or buyers seeking more space, outdoor living, and inner-city convenience in one of Calgary's most dynamic communities.