



**1805, 188 15 Avenue SW
Calgary, Alberta**

MLS # A2289429



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Nest Thermostat, Shelf in Office Area, TV Mount in Living Room

Welcome home! This 18th floor condo offers over 700 square feet of well-designed space with a functional, open layout that feels bright and connected. The kitchen features a breakfast bar for casual meals and opens directly into the living area. Floor to ceiling, south facing windows bring in natural light throughout the day, and the balcony offers open views with plenty of afternoon and evening sun with views of the mountains on a clear day. The primary bedroom includes a walk-through closet with cheater access to the 4-piece bathroom, creating a practical and efficient layout. There is also a generous flex space that could be used as a dining area, home office, reading corner, or a dedicated yoga or wellness space depending on your needs. In unit laundry and air conditioning add everyday comfort. A titled underground parking stall makes parking easy, and the building amenities include a recreation room, outdoor terrace/picnic area, and a rooftop patio with wide city and Stampede Park views. Up to three pets are allowed upon written board approval with no size or weight restrictions. Located in the heart of the Beltline, you're close to 17th Avenue, MacLeod Trail, shopping, and dining options. Book your showing with your favourite REALTOR® today.