



**1606, 188 15 Avenue SW
Calgary, Alberta**

MLS # A2291783



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	729 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Pantry Cabinet, Electric Fireplace

Chocolate Condos by Battistella is well run building in the Beltline! Enjoy city living at its finest in this bright 16th-floor condo featuring over 700 square feet of versatile space. The open-concept living area flows effortlessly from the kitchen, which includes a breakfast bar perfect for casual dining, to the sun-filled living room with floor-to-ceiling south-facing windows. Step onto the balcony for afternoon and evening sun, with mountain views on clear days. The primary bedroom offers a walk-through closet with direct access to the 4-piece bathroom, while a flexible space is ideal for a home office, dining area, or cozy reading nook. Thoughtful upgrades include updated kitchen cabinets, fresh paint, a custom pantry built-in and an electric fireplace, with in-unit laundry and air conditioning adding convenience. Parking is simple with a titled underground stall, and building amenities include a recreation room, outdoor terrace, and rooftop patio with sweeping city and Stampede Park views. Pets are allowed with board approval and no size limits. Situated in the Beltline, you are close to 17th Avenue, MacLeod Trail, shopping, and dining.