



**904, 188 15 Avenue SW  
Calgary, Alberta**

**MLS # A2301758**



**\$339,000**

<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>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 556
<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>	Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Window coverings, floating bench

Spacious concrete 1 bedroom + large den (fits day / murphy bed) with approx. 40' acoustic insulated floor to ceiling UV blocking glass for expansive south & east views over parks and cityscapes. Perfect pet-friendly central residence or pied-à-terre with low property taxes, low condo fees, and healthy reserve fund, just steps from Elbow River / parks, groceries, cafes, restaurants, bike paths, C-Train, buses, multiple entertainment / event destinations, plus many fitness and healthcare facilities / services. Premium Appliances: Frigidaire Professional Induction range, Blomberg Germany fridges and laundry, Fisher Paykel dishwasher drawer. Premium Fixtures: Blu Bathworks thermostatic bath / shower, Baril / Jalo faucets, 10MM tempered glass bath divider, minimalist luxury dimmer lighting throughout. High Quality Surface Finishes: cabinets, floors, doors, walls, bath ceiling (Japan, Austria, USA, Canada) for durable low maintenance luxury and high-quality indoor air quality (IAQ). Designer Details: colour coded wall fixtures, 3mm Aluminum base boards, plus VOC free black out blinds with opaque ripple fold sheers (remote control south face) for on demand control of light & view filtering for exceptional privacy and ambience. Custom closet / storage organization for optimal functionality and space utilization with >120 sq.ft. shelving & sliders plus 192' available hangar length delivers ample four-season organization. One heated underground parking (84'xH) long enough for large pick-ups and SUVs, or car + motorcycle plus bicycle with 110V plugs and double elevator steps away. Affordable central location and luxury serene living experience with quick possession available.