



307, 188 15 Avenue SW  
Calgary, Alberta

MLS # A2152746



**\$274,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	2006 (18 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>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Track Lighting		

**Inclusions:** Shoe cabinet in front door hallway

**\*\*Spacious 1 Bdrm + Den, SW corner unit w/ unobstructed views, central AC\*\*** Why rent when you can own in the popular Chocolate building situated within the amenities rich Beltline area. Thoughtfully designed, this bright SW facing, 778 sq ft, 1 bdrm + den CORNER unit with LOW condo fees feels comfortable as soon as you walk in with a layout emphasizing great flow & openness that is sure to impress. The spacious front hallway provides maximum privacy & ample room to get settled in (there's even lots of wall space for personalization & artwork!). Acting as a focal point, the nicely equipped kitchen is ready for any occasion with its sleek full size appliances (new dishwasher), a built-in breakfast bar, & plenty of cabinetry. Nearby, large expansive windows that stretches from wall to wall welcomes abundant natural light & an unobstructed view of the surrounding inner-city urban environment &ndash; a luxury & uncommon for anything but the biggest units in most buildings. This acts as a perfect backdrop for the generous sized living & dining areas, along with the dedicated den/work space in the corner, while giving you options to re-configure to your own liking! From here, enjoy easy access to the covered functional corner balcony. The bedroom on the other end will pamper you with more large windows & a well sized closet as the 4 piece full bath & deeper ensuite laundry closet (with brand new laundry machines) completes the package. Stand-out features include; freshly painted light coloured walls throughout, central AC, BBQ gas hookup, & window coverings already done throughout. Beyond the unit, the building also offers bike storage, a 2nd floor party room/courtyard, & a rooftop terrace to further entertain. Be spoiled by the great location; enjoy the convenience of having some of the most popular shops, restaurants, & amenities along 17th Ave, 1st St,

& 12th Ave being steps away; while Downtown, Stampede Park, the LRT line, Mission, Inglewood, & the many pathways along the Elbow River are all nearby &ndash; the perfect blend to satisfy both work & pleasure. Together with future developments in the entertainment district within Victoria Park next door, this is perfect for a diverse range of buyers - those looking for the urban lifestyle to call home or to add a solid piece to their investment portfolio. This is an incredible value for the price, come view this lovely condo today!