

**1707, 188 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2268987**



**\$374,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	782 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home		

**Inclusions:** none

Welcome to the Chocolate building in the heart of the Beltline in Calgary, where this fully remodeled stunner truly leaves nothing untouched. With over \$60K poured into a top-to-bottom transformation, the attention to detail here is undeniable. From the moment you walk in, you're greeted with a thoughtfully reimagined layout, elevated by high-end finishes, refined materials, and a clean, modern design that flows effortlessly throughout. The kitchen has been completely redone to impress—featuring sleek cabinetry, upgraded countertops, and stylish fixtures that make both everyday living and entertaining feel elevated. The bathroom echoes that same level of care, with updated tile work, a contemporary vanity, and finishes that feel straight out of a magazine. Every surface has been considered—flooring, lighting, hardware—all curated to create a cohesive, polished look that feels both fresh and timeless. Perched on the 17th floor, the unit is drenched in natural light, with expansive windows framing stunning city views that shift from vibrant daytime energy to a glowing skyline at night. This isn't just a renovation—it's a complete reinvention. A space where design meets function, and where every detail has been dialed in so you can simply move in and enjoy.