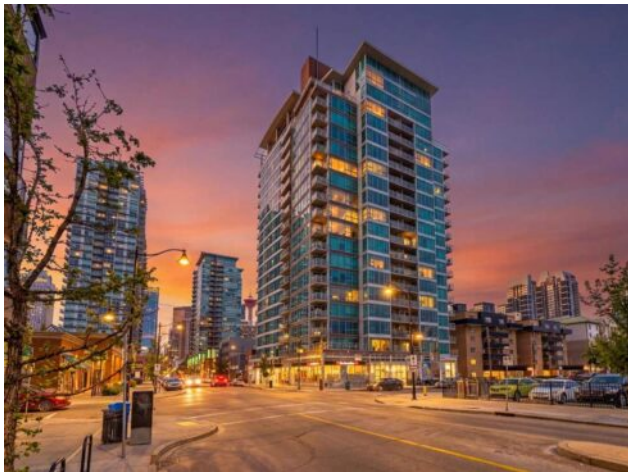


405, 188 15 Avenue SW
Calgary, Alberta

MLS # A2308414



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	713 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Downtown Living in this 1 bedroom, 1 bathroom unit in the iconic Chocolate building delivers the full urban lifestyle package. Striking floor to ceiling windows, polished concrete floors, and an unbeatable location. The kitchen features crisp white quartz countertops, a matching white tile backsplash, and a generous eat in island perfect for casual mornings or entertaining. The open concept dining and living area is bright and spacious, flowing out to a sunny south facing balcony where you'll soak up natural light all day long. The primary bedroom is well sized and thoughtfully laid out, with a walk through closet and direct bathroom access. A dedicated desk nook and in-suite laundry round out a floor plan that works as hard as you do. And yes, underground parking is included. This is a pet friendly building. Building amenities include a stunning rooftop patio with sweeping city views, ideal for summer entertaining and watching the Stampede fireworks light up the sky every July. Location wise, it doesn't get better than this. Steps to 17th Ave, Victoria Park, the Stampede grounds, and with Calgary's new Culture and Entertainment District taking shape nearby, this neighbourhood is only going to grow in vibrancy and value. Walk to work, bike to the river, or head out for a night on the town, it's all right here. This is your opportunity to own a turnkey inner city home with titled parking in one of Calgary's most exciting and fast evolving communities.