

**207, 188 15 Avenue SW
 Calgary, Alberta**
MLS # A2249065
\$299,990


Heating:	Baseboard, Electric	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Smoking Home		
Inclusions:	none		

Rare Corner Unit with Oversized Balcony – Nearly 800 Sq. Ft. in Chocolate by Battistella. Welcome to 207 – 188 15 Avenue SW, located in the heart of Calgary’s Beltline. This modern 1-bedroom + den corner condo offers 778 sq. ft. of interior space plus a massive 250+ sq. ft. private balcony—one of the largest in the building outside the penthouse. Ideal for buyers seeking spacious urban living with exceptional outdoor space. The open-concept plan features floor-to-ceiling windows, polished concrete floors, and an industrial-chic design that Chocolate is known for. The den/office provides flexibility for remote work or guest space, and central A/C, in-suite laundry, and a gas BBQ line make everyday living comfortable and convenient. Residents enjoy pet-friendly access, a garden patio, flex room, and shared rooftop terrace, plus unbeatable proximity to 17th Avenue restaurants, cafés, shopping, transit, parks, and nightlife. Highlights: • 1 Bedroom + Den | 1 Bathroom | 778 sq. ft. interior • 250+ sq. ft. private southwest-facing balcony • Corner unit with dramatic city views • Gas line for BBQ • In-suite laundry & A/C • Pet-friendly building • Walk to 17th Ave amenities, bars, gyms & groceries