

**207, 188 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2249065**



## \$299,990

<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>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, No Smoking Home		

**Inclusions:** none

Rare Corner Unit with Oversized Balcony &dash; Nearly 800 Sq. Ft. in Chocolate by Battistella Welcome to 207 &dash; 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&mdash;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, caf&eacute;s, shopping, transit, parks, and nightlife. Highlights: &bull; 1 Bedroom + Den | 1 Bathroom | 778 sq. ft. interior &bull; 250+ sq. ft. private southwest-facing balcony &bull; Corner unit with dramatic city views &bull; Gas line for BBQ &bull; In-suite laundry & A/C &bull; Pet-friendly building &bull; Walk to 17th Ave amenities, bars, gyms & groceries