

**203, 188 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301905**



**\$224,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<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>	\$ 338
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks, Stone Counters, Storage		

**Inclusions:** na

Welcome to Unit 203 at 188 15 Ave SW. A stylish 1bedroom, 1 bathroom home in the heart of the Beltline offering unbeatable value and urban convenience. This bright 592 sq ft residence features an open concept layout, a well appointed kitchen, and comfortable living and dining spaces that flow seamlessly together. Enjoy the convenience of in suite laundry, in unit storage, and low condo fees in a well managed building. South East facing patio with gas BBQ hook ups and central air perfect for having a pet. Residents have access to excellent amenities, including a second floor gym and an impressive 20th floor rooftop patio with panoramic city views. The building is pet friendly, and there is an opportunity to rent a parking stall on site for those who require parking. Located just steps from trendy 17th Avenue, you're surrounded by some of Calgary's best restaurants, cafes, shopping, and the excitement of the new hockey arena district. Urban living doesn't get more convenient than this. Call your favourite realtor today!