

\$274,900 - 307, 188 15 Avenue Sw, Calgary

MLS® #A2152746

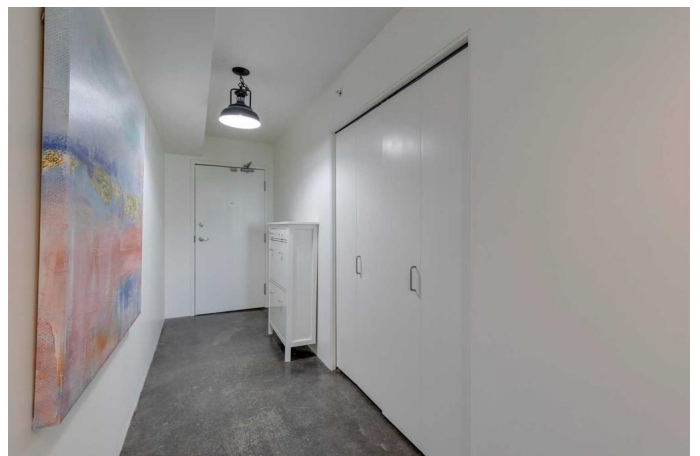
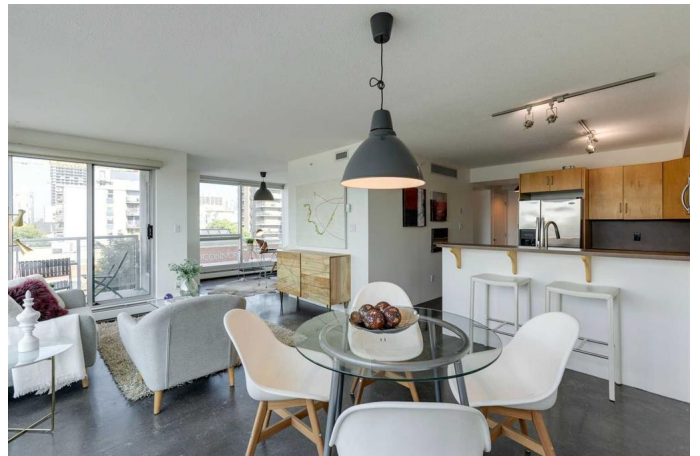
\$274,900

1 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

****Spacious 1 Bdrm + Den, SW corner unit w/ unobstructed views, central AC**** Why rent when you can own in the popular Chocolate building situated within the amenities rich Beltline area. Thoughtfully designed, this bright SW facing, 778 sq ft, 1 bdrm + den CORNER unit with LOW condo fees feels comfortable as soon as you walk in with a layout emphasizing great flow & openness that is sure to impress. The spacious front hallway provides maximum privacy & ample room to get settled in (there's even lots of wall space for personalization & artwork!). Acting as a focal point, the nicely equipped kitchen is ready for any occasion with its sleek full size appliances (new dishwasher), a built-in breakfast bar, & plenty of cabinetry. Nearby, large expansive windows that stretches from wall to wall welcomes abundant natural light & an unobstructed view of the surrounding inner-city urban environment – a luxury & uncommon for anything but the biggest units in most buildings. This acts as a perfect backdrop for the generous sized living & dining areas, along with the dedicated den/work space in the corner, while giving you options to re-configure to your own liking! From here, enjoy easy access to the covered functional corner balcony. The bedroom on the other end will pamper you with more large windows & a well sized closet as the 4 piece full bath & deeper insuite laundry closet (with brand new laundry machines) completes the package. Stand-out features include; freshly painted



light coloured walls throughout, central AC, BBQ gas hookup, & window coverings already done throughout. Beyond the unit, the building also offers bike storage, a 2nd floor party room/courtyard, & a rooftop terrace to further entertain. Be spoiled by the great location; enjoy the convenience of having some of the most popular shops, restaurants, & amenities along 17th Ave, 1st St, & 12th Ave being steps away; while Downtown, Stampede Park, the LRT line, Mission, Inglewood, & the many pathways along the Elbow River are all nearby – the perfect blend to satisfy both work & pleasure. Together with future developments in the entertainment district within Victoria Park next door, this is perfect for a diverse range of buyers - those looking for the urban lifestyle to call home or to add a solid piece to their investment portfolio. This is an incredible value for the price, come view this lovely condo today!

Built in 2006

Essential Information

MLS® #	A2152746
Price	\$274,900
Sold Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	779
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	307, 188 15 Avenue Sw
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S4

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Roof Deck, Trash
Parking	None

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	20

Exterior

Exterior Features	Other
Construction	Concrete, Metal Siding, Stucco

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 9th, 2024
Days on Market	14
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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