



## 188 15 Avenue Calgary Alberta

\$349,900

Welcome to this contemporary southwest corner unit condo on the 17th floor of the Chocolate by Battistella. What a great layout in this Spacious, 777 SqFt, 1-Bedroom and a Den. Walking into this Stylish condos front entrance and you'll first notice polished painted concrete floors that leads down the hall into the bright Kitchen with an open floor plan boasting maple cabinets and black appliances. This overlooks the dining/living room area creating a great atmosphere to entertain friends and family. The living room leads to the west facing den/office with great views out the floor to ceiling windows which is a great space to work from home. Off the front entrance hallway is the large primary bedroom, 4-pc Bath and in-suite laundry. The unit includes titled heated underground parking, a SW facing balcony with gas BBQ hook up and Central Air Conditioning! The building offers a bike storage area, a party room on the 2nd floor, and an incredible rooftop patio with downtown views another great place to relax. Located on 1st Street SW which has some trendy dining, cafes, and restaurants, close to shopping, C-Train, Saddledome, with a walkability score of 95. Call your favourite Realtor for a showing today!" (id:6769)

Kitchen 10.25 Ft x 10.75 Ft

Living room 12.33 Ft x 19.00 Ft

4pc Bathroom 9.92 Ft x 5.33 Ft

Primary Bedroom 12.33 Ft x 12.00 Ft

Office 10.42 Ft x 10.75 Ft

Foyer 4.42 Ft x 18.33 Ft

Listing Presented By:



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