



## 188 15 Avenue Calgary Alberta

\$349,900

Oh I assure you, life is more than fine in the Beltline! Discover all that Chocolate by Battistella has to offer and find out how you can live your best inner-city life in the heart of the super sought after and vibrant Beltline community. This architectural gem boasts a sleek, modern glass aesthetic on the outside and dramatic interiors on the inside. Soak in the natural light and breathtaking West facing views as you take in the awe-inspiring Rocky Mountains and downtown cityscape from this move in ready, air conditioned, sub-penthouse 19th floor unit through it's industrial floor to ceiling windows. With over 834 well appointed square feet this extremely functional open floor plan is ideal for those who love to host and entertain as the kitchen with breakfast bar overlooks the ample sized living and dining spaces so the chef can be included in the conversation while they create their dishes. Those working from home as well as those looking to have a space for working out/yoga practice or their various hobbies will love having the den/flex space just off the living room while still enjoying the phenomenal views. The primary bedroom is a great size with a large closet and window overlooking the balcony. A separate laundry/storage room and a 4 piece bath with soaker tub round out the floors offerings. The inviting balcony can be found just off the dining area and is the perfect place to relax and eat al fresco as you gaze out at the incredible panoramic vistas and bask in the ambience of the City around you as the sunsets. The building also features a rooftop patio/terrace for those wanting to expand their guest lists as well as a party space and bicycle storage. You'll love leaving your car at home in your secure, heated underground parking stall while you check out all that Inner-city living has to offer including perusing trendy boutiques, meeting family/friend...

4pc Bathroom 9.33 Ft x 5.50 Ft

Primary Bedroom 9.67 Ft x 16.17 Ft

Dining room 9.08 Ft x 11.25 Ft

Kitchen 8.08 Ft x 9.00 Ft

Laundry room 4.92 Ft x 4.92 Ft

Living room 16.00 Ft x 23.17 Ft

Listing Presented By:



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