



# 188 15 Avenue Calgary Alberta

\$349,900

LOCATION, LOCATION, LOCATION!!! WELCOME to this AIR-CONDITIONED 723 Sq Ft condo in the CHOCOLATE building by Battistella that has GORGEOUS PANORAMIC MOUNTAIN VIEWS from the SOUTH-FACING Balcony, a ROOF-TOP Patio, + a MASSIVE 2ND Floor Patio, a TITLED STALL in the UNDERGROUND HEATED Parkade, + AMENITIES in WALKING distance in the VIBRANT Community of BELTLINE!!! Close to downtown Calgary district, Stampede Park/BMO Centre (great to watch the Fireworks!), Saddledome, + New Arena, Restaurants on 1st Street, Cafes, MNP Sports Centre, Grocery Stores, + More. The WELL-MANAGED condo built w/CONCRETE, has an UPDATED Lobby area, is Pet-Friendly (Need Condo Board Approval), mailboxes on the left where the elevators are located. Entering the Apartment is the Foyer w/LARGE Laundry Room beside it w/Stackable Washer, + Dryer incl/Storage area. A 4 pc Bathroom has a New Shower Fixture, + a Soaker Tub to UNWIND in as you get away from the Hustle'n Bustle. Another door leads to the Walk-Through Closet. The OPEN CONCEPT Floor Plan has New Upgraded Luxury Laminate flooring, Neutral Colour Tones, + a nice flow between the Dining, Kitchen, + Living Rooms making it SPACIOUS for ENTERTAINING w/FAMILY, + FRIENDS. The table in the Dining area will seat LOVED ONES while sharing meals, + COZY Conversations as you talk about your day. The MODERN Kitchen has Dark Grey Cabinetry, Black Appliances, a Backsplash, + an Island incl/Breakfast Bar for those on-the-go meals. The Living area has HUGE floor-to-ceiling windows that fill up the apartment w/NATURAL SUN LIGHT making it a RELAXING space to put your feet up after a long day, read a book, or visiting w/Guests. The Patio door to the Deck has a GAS Line for the BBQ, + room to set up chairs, + a table for outdoor dining, drinking a morning coffee, watching the sunrise, or sitting looking out at the BREATHTAKING VIEWS of the Mountains. The CITY VI...

Living room 13.17 Ft x 13.08 Ft

Kitchen 9.33 Ft x 7.58 Ft

Dining room 11.17 Ft x 11.00 Ft

Primary Bedroom 10.33 Ft x 10.08 Ft

Other 7.83 Ft x 4.42 Ft

Foyer 7.33 Ft x 3.67 Ft

Laundry room 9.08 Ft x 3.83 Ft

4pc Bathroom 9.75 Ft x 5.42 Ft

Other 10.75 Ft x 6.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca