



## 188 15 Avenue Calgary Alberta

\$279,000

Set in the heart of Calgary's vibrant Beltline, this spacious one-bedroom plus den residence offers an exceptional lifestyle for those who value proximity, convenience, and an inner-city experience. At almost 800 sq ft, this SW-facing open-concept layout is larger than most one-bedroom condos in the area and is wrapped in expansive windows that flood the home with natural light throughout the day. Central air conditioning ensures year-round comfort, while the thoughtful floor plan easily accommodates working from home, entertaining, or simply enjoying the luxury of space. The true showstopper is the massive 250 sq ft wraparound private balcony -- an outdoor extension rarely found at this size and price point. Ideal for morning coffee, evening sunsets, or hosting friends, it meaningfully expands the living area and elevates everyday living. Adding to the appeal are notably low condo fees, among the most competitive currently available in the Beltline. With very few comparable units on the market offering fees this low, this home stands out for buyers seeking long-term value and efficient ownership costs. For those who may require parking, there is currently an opportunity to rent a stall within the building from another owner. While not legally attached to the unit, this arrangement is in place and available, offering flexibility for buyers who would like the option. Located just steps from 17th Avenue, cafes, restaurants, groceries, transit, and green spaces, this home is ideal for a walkable, car-light lifestyle where daily conveniences are right outside your door. An excellent opportunity for professionals, investors, or buyers seeking more space, outdoor living, and inner-city convenience in one of Calgary's most dynamic communities. (id:6769)

Primary Bedroom 12.08 Ft x 12.25 Ft

Living room/Dining room 13.00 Ft x 13.50 Ft

Den 10.33 Ft x 8.83 Ft

4pc Bathroom 9.92 Ft x 5.50 Ft

Kitchen 9.67 Ft x 11.17 Ft

Foyer 4.67 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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