

1504, 188 15 Avenue SW
Calgary, Alberta

MLS # A2174233



\$499,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,119 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: none

***Welcome to this contemporary 2 large bedrooms and 2 full baths corner unit in Chocolate (concrete, residential high rise) that features new flooring and a new coat of paint throughout. The floor-to-ceiling industrial steel framed windows revealing panoramic south views and a spectacular Rocky Mountain view and a Downtown skyline. The open concept kitchen is fully upgraded with stainless steel appliances, granite counter-top with a raised breakfast bar and tall kitchen cabinets offering tons of storage space. Large master bedroom comes with a walk-through closet and an En-suite master bathroom. The second bedroom also offers great space and views. There is an in-suite laundry room with plenty of storage space as well, a corner balcony with gas BBQ hookup, central A/C, and one titled underground parking stall. All of that conveniently located within a close proximity to the LRT train station, The Stamped Grounds, Repsol Leisure Center, Sunterra Fresh Food Market, Starbucks Coffee shops and a walking distance to the City Core. Rarely offered unit for sale in Chocolate, this well built by Battistella Highrise, it won't last on a market for long. Book your showing today and make it your home this spring!