

# \$349,900 - 1101, 188 15 Avenue Sw, Calgary

MLS® #A2227292

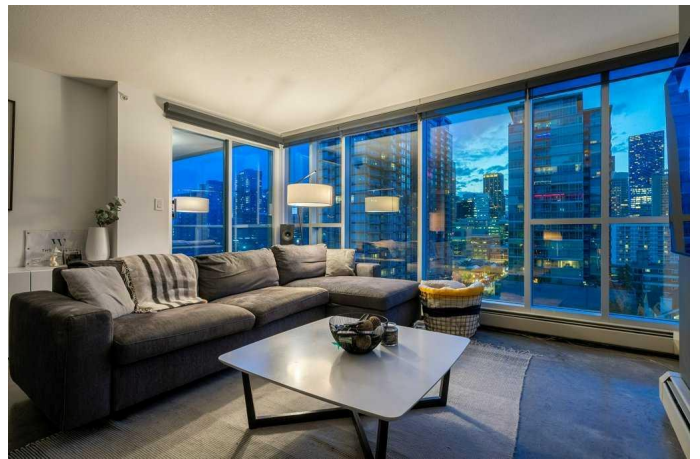
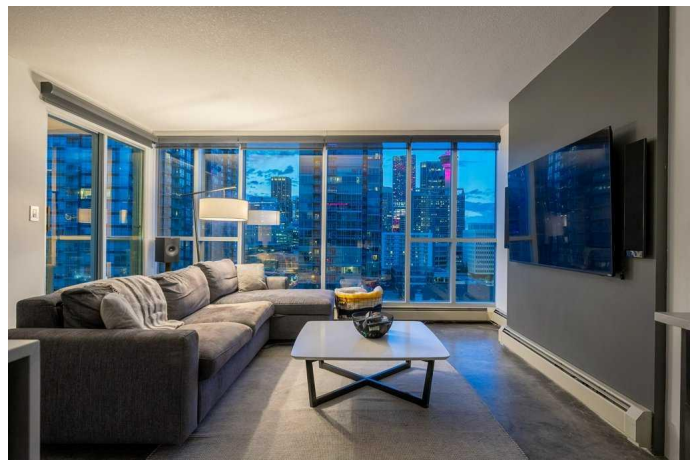
**\$349,900**

1 Bedroom, 1.00 Bathroom, 781 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Savour a 'suite' piece of Chocolate with a view! Unwrap this nearly 800 sqft space overlooking the twinkling lights of the city skyline. Indulge in an open concept floor plan showcased with dramatic floor to ceiling windows + industrial concrete floors. A massive dining area welcomes you home and provides a large optional room to cater to your needs. Entertain guests in the refreshed modern kitchen featuring quartz counters with waterfall feature, high gloss cabinetry, stainless steel appliances + breakfast bar. Utilize the smartly positioned office niche for all of your work from home needs. Living room goals accomplished here as you relax with your favourite show, looking out to the remarkable view. It's time to unwind on the patio, with the BBQ going and a beverage in hand. Retreat to the spacious primary bedroom and appreciate the walk through closet with organizers allowing a second access point to the stylish bathroom with newly installed quartz counters. A very rare storage room is ideal for seasonal goods, odds + ends and stuff you want out of sight. Rounding out the perks are in-suite laundry, an underground parking stall and common courtyard patio onsite. A desirable location within walking distance to dozens of amazing boutiques, cocktail bars, restaurants, grocery, coffee shops + fitness hubs while being a short jaunt to the c-train, downtown office core, Saddledome + Stampede Grounds. You've always wanted a space with a view - it's time to spoil yourself this summer. Decide on



decadent downtown living at the Chocolate.

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227292          |
| Price          | \$349,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 781               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1101, 188 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1S4                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked                    |
| Heating           | Baseboard                                                                                    |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 20                                                                                           |

**Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 15             |
| Zoning         | CC-COR         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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