



THE
A-TEAM

**RE/MAX
FIRST**

188 15 Avenue #1908, Calgary T2R 1S4

MLS® #: **A2134673**

Area: **Beltline**

Listing Date: **05/23/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **784**

Low Sqft:

Ttl Sqft: **784**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

33

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Glass**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`6" x 7`7"	Den	Main	11`2" x 7`7"
Living Room	Main	13`7" x 12`3"	Foyer	Main	9`6" x 4`4"
Laundry	Main	9`8" x 4`11"	Balcony	Main	11`0" x 6`0"
Bedroom - Primary	Main	10`11" x 10`2"	4pc Ensuite bath	Main	9`8" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$528

Title:
Fee Simple

Zoning:
CC-COR

Fee Freq:
Monthly

Legal Desc: **0611858**

Remarks

Pub Rmks: **Step into this inviting condo, a perfect choice for first-time homebuyers or savvy investors. Boasting one bedroom and one bathroom across 780 square feet, this residence embodies the essence of vibrant city living. The minimalist aesthetic allows each area of this home to be a canvas for personalization and style. Upon entry, natural light floods the space, and offers a glimpse captivating views of downtown. The versatile den doubles as a home office or dining area, while the open kitchen seamlessly connects to the living room, creating an ideal space for entertaining. The living room is bright and airy, with large windows providing panoramic vistas of Calgary's skyline. Step onto the balcony to savour these breathtaking views while indulging in refreshing al fresco beverages. Retreat to the primary bedroom, where you can still relish in city vistas. The ensuite features a walk-in closet and spacious bathroom, accessible from both the bedroom and another entrance for guests' convenience. Further highlights encompass a spacious laundry room boasting ample storage, enhancing the practicality of this residence. Additionally, residents can relish in the community rooftop patio, perfect for gathering with loved ones on balmy summer afternoons. Situated in The Chocolate by Battistella on 15th Avenue SW in Downtown Calgary, this residence is perfect for urban enthusiasts who love exploring the heart of the city. With an array of amenities nearby, including restaurants for foodies and boutique stores for shoppers, this location truly offers the best of urban living. Experience the vibrancy and convenience of downtown living at its finest in this charming condo.**

Inclusions: **Ikea "Pantry" in hallway, 2 Fobs**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





