



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 15 Avenue #2004, Calgary T2R 1S4**

MLS® #: **A2142669**

Area: **Beltline**

Listing Date: **07/03/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **816**  
Low Sqft:  
Ttl Sqft: **816**

DOM

**75**

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: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Open Floorplan,Wood Counters**  
Utilities:

Room Information

| Room                  | Level       | Dimensions          | Room                | Level       | Dimensions            |
|-----------------------|-------------|---------------------|---------------------|-------------|-----------------------|
| <b>Living Room</b>    | <b>Main</b> | <b>12`1" x 9`0"</b> | <b>Kitchen</b>      | <b>Main</b> | <b>11`10" x 8`11"</b> |
| <b>Dining Room</b>    | <b>Main</b> | <b>7`10" x 5`5"</b> | <b>Bedroom</b>      | <b>Main</b> | <b>14`9" x 9`6"</b>   |
| <b>Walk-In Closet</b> | <b>Main</b> | <b>7`9" x 5`3"</b>  | <b>3pc Bathroom</b> | <b>Main</b> | <b>8`10" x 5`4"</b>   |
| <b>Laundry</b>        | <b>Main</b> | <b>3`2" x 2`8"</b>  | <b>Balcony</b>      | <b>Main</b> | <b>11`6" x 6`7"</b>   |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$650

Fee Simple

CC-COR

Fee Freq:

Monthly

Legal Desc: 0611858

Remarks

Pub Rmks: **Experience elevated living in this fully renovated 2-Storey PENTHOUSE condo on the 20th floor with soaring 18ft ceilings, in the sought-after Chocolate building, set in the vibrant Beltline neighborhood. Surrounded by trendy shopping, dining, and nightlife, this exclusive residence boasts panoramic west-facing views of the downtown skyline and mountains, captured through expansive floor-to-ceiling windows. The main floor's open concept layout includes a completely newly renovated kitchen with stylish wood countertops, upgraded stainless steel appliances including a gas stove, and a large island. Sliding patio doors from the dining area, which is open to above to maximize the infusion of west-facing sunlight, lead out to a private deck offering a perfect setting to enjoy the breathtaking vistas. Under the sink there's a hose-adapter that reaches out onto the patio for easy cleaning. The upper level features a bedroom with a loft overlooking the dining area below, complemented by a walk-in closet with custom built-ins and additional custom cabinets for ample storage. The fully renovated four-piece bathroom showcases hexagon-tiles and a stand-up shower with a glass door. The entire unit is beautifully finished with luxury wide plank flooring, enhancing the chic and modern aesthetic. On the 20th floor is the Roof Top Patio that's accessible to owners facing East offering a captivating view of downtown and stampede fireworks! Additional conveniences include in-suite laundry, extra storage, and a titled underground heated parking stall. This condo represents the pinnacle of trendy urban living with spectacular views—a must-see to truly appreciate its exceptional appeal. Click the multimedia button to view the video tour and imagine yourself living in this incredible space.**

Inclusions: N/A  
Property Listed By: 2% Realty

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