



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 15 Avenue #1802, Calgary T2R 1S4**

MLS®#: **A2166678**

Area: **Beltline**

Listing Date: **09/23/24**

List Price: **\$509,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,145**  
Low Sqft:  
Ttl Sqft: **1,145**

DOM

**24**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Metal Siding ,Stucco**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,High Ceilings,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>18`6" x 3`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`4" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 22`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`0" x 8`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 5`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>10`3" x 5`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`3"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`2" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 13`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 8`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$754

Fee Simple

CC-COR

Fee Freq:

Monthly

Legal Desc: 0611858

Remarks

Pub Rmks: **INCREDIBLE CITY VIEWS!! Welcome to this beautiful 2 bedroom condo located in the Sought After CHOCOLATE building. Enter the suite to find trendy brushed concrete flooring and oversized windows that bring in loads of natural light with breathtaking, unbeatable views of the downtown core. Your kitchen and living room are open creating an open floor plan throughout the unit. The primary bedroom has a large additional nook, perfect for an office, workout space or extra bedroom. This bedroom also features a 4pc ensuite. The second bedroom plus additional 3pc bathroom and laundry room with storage completes the space. Very secure building with a roof top patio and garden. Steps away from the Downtown core so many amenities are at your fingertips. Plus an easy commute including C-Train and transit access. Don't miss your chance to see this one today.**

Inclusions: **Dryer, Electric Stove, Dishwasher, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Property Listed By: **2% Realty**

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









