



**GRASSROOTS**  
REALTY GROUP

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**203, 188 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301905**



**\$224,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 592 sq.ft.                         | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None, Off Street                   |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                    | <b>Condo Fee:</b> | \$ 338 |
| <b>Basement:</b>   | -                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                             | <b>Zoning:</b>    | CC-COR |
| <b>Foundation:</b> | -                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, See Remarks, Stone Counters, Storage |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | na |
|--------------------|----|

Welcome to Unit 203 at 188 15 Ave SW. A stylish 1bedroom, 1 bathroom home in the heart of the Beltline offering unbeatable value and urban convenience. This bright 592 sq ft residence features an open concept layout, a well appointed kitchen, and comfortable living and dining spaces that flow seamlessly together. Enjoy the convenience of in suite laundry, in unit storage, and low condo fees in a well managed building. South East facing patio with gas BBQ hook ups and central air perfect for having a pet. Residents have access to excellent amenities, including a second floor gym and an impressive 20th floor rooftop patio with panoramic city views. The building is pet friendly, and there is an opportunity to rent a parking stall on site for those who require parking. Located just steps from trendy 17th Avenue, you're surrounded by some of Calgary's best restaurants, caf  s, shopping, and the excitement of the new hockey arena district. Urban living doesn't get more convenient than this. Call your favourite realtor today!