



GRASSROOTS
REALTY GROUP

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607, 188 15 Avenue SW
Calgary, Alberta

MLS # A2320109



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Quartz Counters, Track Lighting		

Inclusions: None

Welcome to Chocolate, one of Calgary's most sought-after urban condo buildings, perfectly located in the heart of the Beltline. This stunning southwest corner unit on the 6th floor offers an abundance of natural light with walls of windows that showcase beautiful city views and breathtaking sunsets. Featuring a thoughtfully designed open-concept layout, this 1-bedroom, 1-bathroom condo has been tastefully updated with a modern kitchen and bathroom, creating a stylish and move-in- ready living space. The bright living and dining areas are perfect for entertaining or simply relaxing while enjoying the panoramic views from every angle. An open den area provides the ideal space for a home office, reading nook, or flexible workspace to suit your lifestyle. The spacious bedroom offers excellent natural light, while the functional floor plan maximizes every square foot. An underground heated parking stall provides convenience and security year round. Step outside and enjoy everything urban living has to offer. Located just steps from trendy restaurants, cafes, shopping, grocery stores, fitness facilities, nightlife, and downtown offices, you'll love being able to walk to everything you need. Whether you're a first-time buyer, investor, or looking for a vibrant inner-city lifestyle, this exceptional corner unit delivers the perfect combination of location, style, and convenience.