



GRASSROOTS
REALTY GROUP

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407, 188 15 Avenue SW
Calgary, Alberta

MLS # A2324747



\$319,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Wood Counters		

Inclusions: N/A

Experience the perfect mix of industrial elegance and sophisticated design in this one-bedroom plus den corner unit at the iconic Chocolate Residences. Boasting premier south and west exposures, this condo basks in glorious afternoon sun and is completely illuminated by dramatic floor-to-ceiling windows complete with custom Hunter Douglas blinds throughout. Step onto sleek, glazed concrete floors and take in the open-concept layout tailored beautifully for entertaining. The curated kitchen is a true showstopper, featuring a stunning hammered copper sink, warm acacia butcher block countertops, sleek modern cabinetry with copper hardware, custom lighting and a counter height peninsula. Retreat to a primary bedroom wrapped in west-facing floor-to-ceiling glass to soak in the evening light, or unwind in the deep soaker tub of the modern bath. Complete with a functional den space painted in Pure Original Lime Wash from Walls Alive, and a titled underground parking stall conveniently located steps from the elevator, this property places you walking distance to the energy of 17th Ave, 4th Street, Victoria Parks 1st street shops, pubs and restaurants, with a quick walk to the downtown core office towers and shopping. If you are working with a Realtor reach out to them to book a showing and if you don't have Realtor contact me for a private tour of this gem.