



GRASSROOTS
REALTY GROUP

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407, 188 15 Avenue SW
Calgary, Alberta

MLS # A2335632



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Oversized, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

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

Inclusions:	N/A
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Urban living is all about finding the right balance between style, space, and location. Welcome to Chocolate, one of Calgary's most recognizable concrete buildings, perfectly positioned in the heart of the Beltline. 5 Things We Love About This Home: (1). Bright Southwest Corner Unit - Floor-to-ceiling windows wrap around the living space, flooding the home with afternoon and evening sunshine while showcasing beautiful southwest views. (2). Designed for Entertaining - The open-concept layout creates one seamless living space where the kitchen flows effortlessly into the dining and living areas. Polished concrete floors add to the industrial-chic feel while the dramatic wall of glass creates an incredible backdrop. Hosting friends? They'll naturally gather here. At the end of the day, simply lower the custom powered Hunter Douglas blinds and settle in to watch the sunset. (3). Thoughtful Upgrades Throughout - This isn't a builder-basic condo. The kitchen has been tastefully updated with warm butcher block countertops, a striking hammered copper sink, modern cabinetry, custom lighting, and finishes that give the home plenty of personality without sacrificing function. (4). Beltline Lifestyle - Leave the car parked and enjoy one of Calgary's most walkable neighbourhoods. You're just steps from 17th Avenue, 4th Street, Victoria Park, cafés, restaurants, shopping, downtown offices, and transit. (5). Concrete Building with Titled Underground Parking - Chocolate is a sought-after concrete building offering secure access, a rooftop patio with panoramic city views, and the convenience of titled underground parking located just steps from the elevator. Whether you're a first-time buyer, investor, or simply looking for an exceptional inner-city lifestyle, this home delivers style, comfort, and an unbeatable location.