

# \$424,900 - 909, 188 15 Avenue Sw, Calgary

MLS® #A2246243

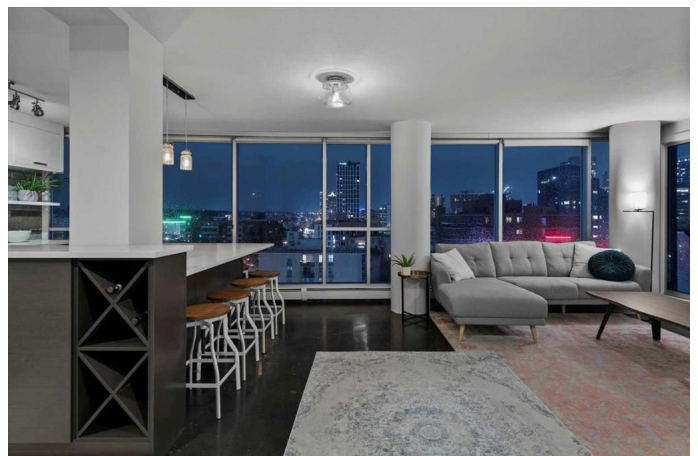
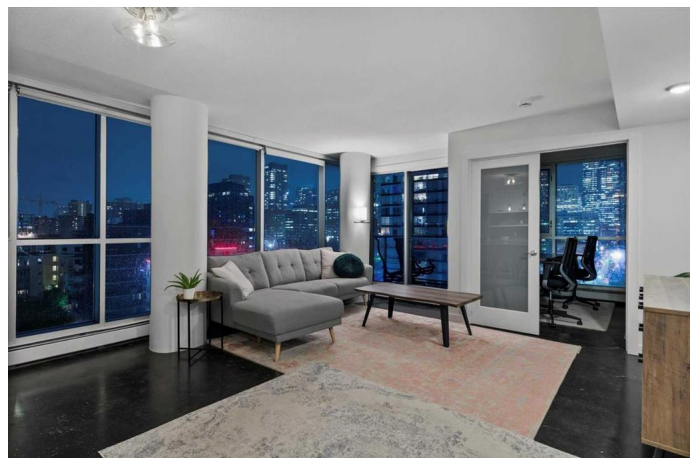
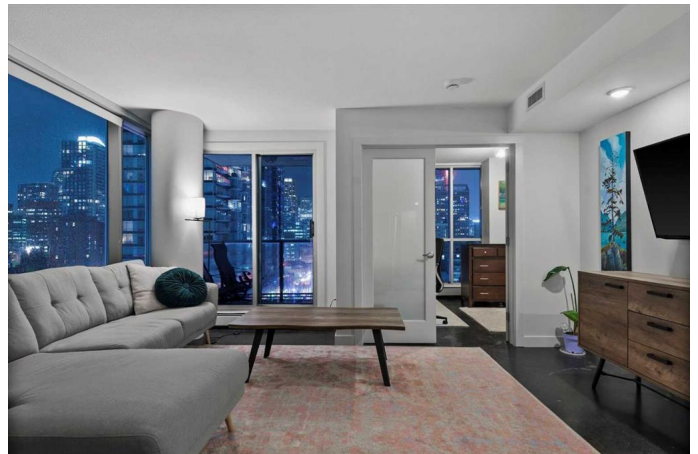
**\$424,900**

2 Bedroom, 1.00 Bathroom, 925 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

FLOOR-TO-CEILING WINDOWS | WEST FACING CORNER UNIT | DOWNTOWN VIEWS | MODERN UPGRADES| Soak in the incredible downtown views from this sleek 2-bedroom condo, where floor-to-ceiling windows bring the city skyline right into your living room. Located in The Chocolate building in the heart of Victoria Park, enjoy the ultimate urban lifestyle just off 1st Street and 17th Ave offering incredible restaurants, cocktail bars, and coffee shops, all while just a short distance from the Calgary Saddledome and Stampede Park. Designed for both comfort and style, the open-concept layout features polished concrete floors and a fully upgraded kitchen complete with quartz countertops, sleek stainless steel appliances, bright cabinetry, and a large island offering plenty of space to host and entertain. The main living area is the perfect spot to relax and enjoy the city views with floor-to-ceiling windows throughout. Wake up each morning to breathtaking views of the iconic Calgary Tower, perfectly framed from your NW facing patio, the ideal spot to enjoy your morning coffee. The second bedroom offers versatile space, perfect for a comfortable home office or guest room. The updated 4-piece bathroom features a sleek modern vanity and ample storage. Additional features include in-suite laundry, a titled underground parking stall, complimentary bike storage, and a common courtyard patio for you to enjoy during these



summer months. Whether you're a first-time buyer, urban professional, or investor, this condo delivers exceptional value and an unbeatable location! \*CHECK OUT 360 VIRTUAL TOUR\*

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246243          |
| Price          | \$424,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 925               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 909, 188 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1S4               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Party Room     |
| Parking Spaces | 1                           |
| Parking        | Stall, Underground, Parkade |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,                         |

|              |                                                    |
|--------------|----------------------------------------------------|
|              | Range Hood, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                             |
| Cooling      | Central Air                                        |
| # of Stories | 20                                                 |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Courtyard              |
| Lot Description   | Views                  |
| Roof              | Tar/Gravel             |
| Construction      | Concrete, Metal Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 31               |
| Zoning         | CC-COR           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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