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 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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404, 188 15 Avenue SW
Calgary, Alberta

MLS # A2279379



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit, Attached-Front/Back		
Size:	793 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Concrete

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Metal Siding

Foundation: -

Features: Breakfast Bar, Closet Organizers, No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 546

LLD: -

Zoning: CC-COR

Utilities: -

Inclusions: N/A

Nestled in the vibrant heart of Calgary's Beltline, this stunning south-facing one-bedroom plus den condo offers the ultimate urban lifestyle, just steps from the Saddledome and the bustling energy of 17th Avenue and 1st Street—home to trendy shops, chic cafes, lively pubs, and acclaimed restaurants. Flooded with natural light through expansive floor-to-ceiling windows that stretch across the entire unit, the space feels bright and inviting year-round, while central air conditioning keeps it comfortably cool on warm summer days. The sleek, open-concept layout is perfect for entertaining, with low-maintenance polished concrete floors that make cleaning a breeze. Additional luxuries include in-suite laundry, a custom built-in closet system by California Closets for optimal organization, and the convenience of titled underground parking—making this sophisticated residence an ideal blend of style, comfort, and prime location. Call today for your own private viewing.