

\$314,000 - 207, 188 15 Avenue Sw, Calgary

MLS® #A2249065

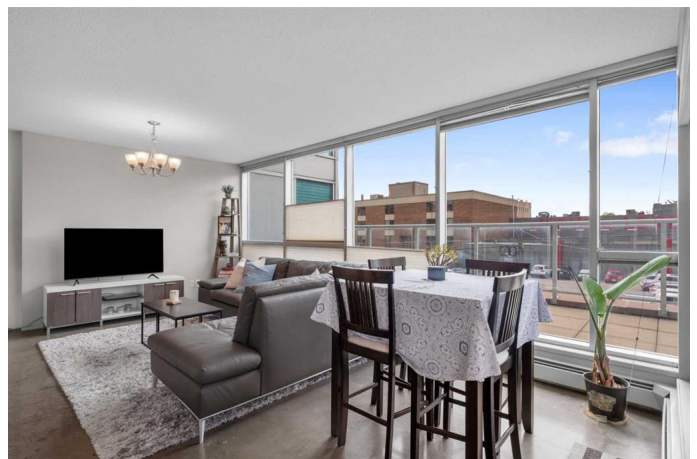
\$314,000

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Chocolate by Battistella â€” where nearly 800 sqft of stylish southwest-facing living meets skyline views and elevated urban design. This rare corner unit is wrapped in dramatic floor-to-ceiling windows, filling the open-concept plan with natural light by day and sparkling city views by night. Polished acid-washed concrete floors flow through a spacious kitchen with large island/eating bar, dining area, living room, and a versatile den/office nook. Step into the primary bedroom with adjacent spa-inspired bath featuring a vessel sink and soaker tub. Enjoy the convenience of in-suite laundry with new washer/dryer, ample storage, and central A/C to keep things comfortable year-round. The true showstopper? Your private 250+ sqft balcony with gas BBQ hookup and coveted SW exposureâ€”perfect for lounging, entertaining, or simply soaking up the city vibe. Just outside your door, and within 20 feet of the unit, are two incredible shared spaces: a garden patio for fresh air and relaxation, and a flex room available anytime (no bookings required!). Plus, residents can head upstairs to the penthouse rooftop patio for panoramic skyline views. Chocolate is a pet-friendly building, making it easy to enjoy downtown living with your four-legged companion. All this in a highly walkable Beltline location, just steps to 17th Aveâ€™s boutique shopping, top restaurants, coffee shops, fitness hubs, and transit. Urban living. Elevated. Decadent. Yours.



Built in 2006

Essential Information

MLS® #	A2249065
Price	\$314,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	207, 188 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1S4

Amenities

Amenities	Elevator(s), Party Room, Roof Deck
Parking	None

Interior

Interior Features	Elevator, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Range
Heating	Baseboard, Electric
Cooling	Central Air
# of Stories	20

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	63
Zoning	CC-COR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.