



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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207, 188 15 Avenue SW
Calgary, Alberta

MLS # A2249065



\$314,000

Heating:	Baseboard, Electric	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Smoking Home		
Inclusions:	none		

Welcome to Chocolate by Battistella — 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 exposure—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 Ave’s boutique shopping, top restaurants, coffee shops, fitness hubs, and transit. Urban living. Elevated. Decadent. Yours.