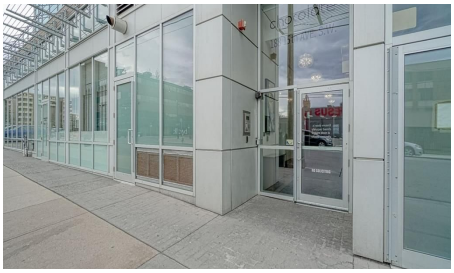
1504 188 15 Avenue SW

Calgary | Active | MLS® A2354031

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**1,119 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this contemporary 2 large bedrooms and 2 full baths corner unit in Chocolate (concrete, residential high rise) that features new flooring and a new coat of paint throughout. The floor-to-ceiling industrial steel framed windows revealing panoramic south views and a spectacular Rocky Mountain view and a Downtown skyline. The open concept kitchen is fully upgraded with stainless steel appliances, granite countertops with a raised breakfast bar and tall kitchen cabinets offering tons of storage space. Large master bedroom comes with a walk-through closet and an En-suite master bathroom. The second bedroom also offers great
space and views. There is an in-suite laundry room with plenty of storage space as well, a corner balcony with gas BBQ hookup, central A/C, and one titled underground parking stall. All of that conveniently located within a close proximity to the LRT train station, The Stamped Grounds, Leisure Center, Sunterra Fresh Food Market, Starbucks Coffee shops and a walking distance to the City Core. Rarely offered unit for sale in Chocolate, this well built by Battistella Highrise, it won't last on a market for long. Book your showing today and make it your home this fall!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354031
Bedrooms	2
Bathrooms	2
Year Built	2006
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,119 sq. ft.
Main Level Finished Area:	1,119 sq. ft.

Condo Fee:	$778.76
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	East, South, Southeast, Southwest
Floor Location:	Other
Entry Level:	15
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	0611858
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Concrete, Vinyl

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Chocolate
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NONE
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Yes
Main Floor	Laundry · 7'8" × 5' ·
Main Floor	Kitchen · 11'1" × 10'4" ·
Main Floor	Living Room · 19' × 13' ·
Main Floor	Dining Room · 8'7" × 7'1" ·
Main Floor	Bedroom · 9'3" × 9' ·
Main Floor	Bedroom - Primary · 22'4" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1504-188-15-avenue-sw-calgary-a2354031/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.