910 188 15 Avenue SW

Calgary | Active | MLS® A2351192

$310,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2006**	**782.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Rarely do you find this much space in the heart of downtown! Welcome to Chocolate by Battistella, where this generous 784 sq. ft. 9th-floor condo offers spectacular city views and an unbeatable inner-city location. This modern and immaculate one-bedroom plus large den unit features a bright, open-concept floor plan, fresh paint throughout and stylish polished concrete floors. The sleek contemporary kitchen flows seamlessly into the spacious living area, where floor-to-ceiling windows fill the home with natural light and showcase incredible downtown views. The bedroom also enjoys fantastic city views, while the oversized den provides excellent flexibility for a home office, guest space or additional living area. In-suite laundry adds everyday convenience, and a titled underground heated parking stall means no scraping windows on cold Calgary mornings. Enjoy an incredible central location within walking distance of the Saddledome, the restaurants and nightlife of 17th Avenue, shopping, transit and the C-Train, with easy access throughout downtown and the rest of the city. A fantastic opportunity to enjoy spacious, stylish inner-city living in one of Calgary’s most recognizable buildings!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351192
Bedrooms	1
Bathrooms	1
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:	782.6 sq. ft.
Main Level Finished Area:	782.6 sq. ft.

Condo Fee:	$571.09
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	9
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2006 (Age: 20)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0611858
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, 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:	Elevator(s), Roof Deck, Secured Parking, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 13'8" × 13'8" ·
Main Floor	Dining Room · 11'2" × 9'5" ·
Main Floor	Kitchen · 8'3" × 7'5" ·
Main Floor	Bedroom - Primary · 11' × 10'3" ·
Main Floor	Laundry · 9'8" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/910-188-15-avenue-sw-calgary-a2351192/

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