

**803, 188 15 Avenue SW
Calgary, Alberta****MLS # A2230158****\$224,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Stylish, Pet-Friendly Urban Oasis in the Heart of Downtown Calgary! Seize the rare opportunity to own an impeccably designed 1-bedroom condo nestled in the lively and sought-after core of downtown Calgary. This striking, pet-friendly residence offers more than just a place to live—it offers a lifestyle. Ideal for young professionals, first-time buyers, or savvy investors, this unit blends modern design with everyday comfort and convenience. Step inside and be immediately impressed by the sleek, contemporary aesthetic that defines this home. The spacious open-concept layout is accentuated by stunning floor-to-ceiling windows that flood the space with natural light and frame dynamic city views. A striking curved feature wall adds architectural interest and a sense of flow, creating a sophisticated yet inviting atmosphere that's perfect for both entertaining and quiet evenings in. The generously sized bedroom is a serene retreat, thoughtfully designed with gently curved, wave-like walls that create a soft, calming ambiance. Whether you're winding down after a long day or enjoying a lazy weekend morning, this tranquil space invites rest and rejuvenation. Your private balcony becomes a true extension of your living space, complete with a gas hookup for barbecuing. It's the perfect spot to sip your morning coffee as the city wakes up, or to enjoy a glass of wine while taking in the dazzling night lights of the downtown skyline, with iconic views of the Calgary Tower just beyond. This condo isn't just beautiful—it's practical too. In-suite laundry, ample storage, and secure building access offer convenience and peace of mind. You'll also love the unbeatable location: just steps from the excitement of 17th Avenue's vibrant dining, shopping, and nightlife scene. The nearby LRT station ensures quick and easy transit access,

making your daily commute or weekend adventures effortless. Whether you're looking to immerse yourself in the downtown energy or invest in Calgary's thriving real estate market, this condo delivers on every front. Experience chic, connected urban living with all the comforts of home—plus the bonus of welcoming your furry friends with you. Don't miss your chance to make this stunning condo your own. Schedule a private viewing today and step into the downtown lifestyle you've always dreamed of.