

# CALGARY Lofts

#303, 188 - 15 Avenue SW

Chocolate

Discover the opportunity to reimagine an architecturally distinctive 1-bedroom residence in one of downtown Calgary's most vibrant and walkable communities.

Brimming with character and untapped potential, this pet-friendly condo offers an exceptional canvas for those seeking to create a refined urban retreat tailored to their personal style. Ideal for first-time buyers, investors, or design-minded homeowners, the property presents outstanding value-add potential in an unbeatable inner-city location.

The spacious open-concept layout is framed by dramatic floor-to-ceiling windows that flood the interior with natural light while showcasing captivating city views.

A striking curved feature wall adds an element of architectural sophistication, creating a space that feels both contemporary and inviting. With thoughtful updates and modern design touches, this residence could be transformed into a truly stunning downtown home.

The bedroom serves as a private and tranquil retreat, enhanced by unique curved detailing that adds warmth and visual interest. Extending the living space outdoors, the private balcony with a gas hookup offers the perfect setting for elevated outdoor entertaining and summer barbecues.

Please note that short-term rentals, including Airbnb, are strictly prohibited at Chocolate. In accordance with condominium bylaws, all lease terms must meet the minimum rental period requirements, typically one month or longer.



Goods Included: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer

Condo Fees: \$357.39/month

Fees Include: Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Size: 631 sq ft

Year Built: 2006

Taxes: \$1,492.00 (2025)

Possession: Immediate, Negotiable

Parking: None

Storage: In unit

\$199,900



**Christina Hagerty**

With over 30 years of award-winning experience, Christina specializes in extraordinary homes and the city's most distinctive loft and condominium projects. By deeply understanding her clients and their unique goals, she provides unparalleled service. Her energy, focus and passion for real estate drive opportunities and consistently deliver results.

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Realty Professionals

