



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

803, 1411 7 Street SW
Calgary, Alberta

MLS # A2318346



\$209,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	444 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to The Arlington, a well-maintained concrete building ideally located in the heart of Calgary's vibrant inner city. This top-floor, one-bedroom condominium offers a bright and functional open-concept layout, highlighted by a spacious west-facing balcony with beautiful city views and abundant afternoon sunshine. The thoughtfully designed kitchen features maple cabinetry, a raised breakfast bar, ceramic tile backsplash, and black appliance package, seamlessly connecting to the inviting living area. Rich maple hardwood flooring adds warmth and character throughout the main living space, while double French doors create a seamless transition to the private outdoor balcony—an ideal spot to relax, entertain, or take in the evening skyline. The generously sized west-facing bedroom offers comfortable accommodation and ample natural light, while the full bathroom is finished with ceramic tile flooring, tiled shower surround, and coordinating backsplash details. Additional features include convenient in-suite laundry, a dedicated storage locker, and an assigned parking stall. The Arlington is a diligently managed building. New elevator, bump murals and an updated lobby all contribute to the buildings appeal. Located just a short stroll from the shops, restaurants, cafés, and nightlife of 17th Avenue, this exceptional home offers the perfect combination of comfort, convenience, and urban living.