



GRASSROOTS
REALTY GROUP

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401, 1500 7 Street SW
Calgary, Alberta

MLS # A2320654

\$235,000



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	411 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience downtown living at its finest in this stylish studio apartment just steps from 17th Avenue, restaurants, shopping, parks, and pathways. Featuring floor-to-ceiling windows, wide plank flooring, granite countertops, stainless steel appliances, and a functional open-concept layout, this home offers both comfort and convenience. Enjoy your private east-facing balcony, spacious sleeping area with double closets, in-suite laundry, and titled storage. Located in a well-maintained building with reasonable condo fees, with plenty of street parking around the building, and underground parking available for rent. An excellent opportunity for first-time buyers, investors, or anyone seeking a smart urban lifestyle.