



GRASSROOTS
REALTY GROUP

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504, 1500 7 Street SW
Calgary, Alberta

MLS # A2326747



\$239,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	359 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 321
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained studio apartment in the heart of Calgary's vibrant Beltline. Offering an exceptional opportunity for first-time buyers, investors, or anyone looking for an affordable urban lifestyle, this home is ideally located just one block from the shops, restaurants, cafés, and entertainment along iconic 17th Avenue SW. The bright, open-concept layout is complemented by an extra-wide west-facing balcony that fills the space with natural afternoon and evening light, making it perfect for relaxing, entertaining, or working from home. The kitchen features granite countertops, stainless steel appliances, and stylish bamboo-inspired cabinetry, blending functionality with modern appeal. Additional highlights include in-suite laundry, a secure underground parkade with a conveniently located titled parking stall, and a separate titled storage locker. Whether you're looking for a place to call home or a fantastic investment in one of Calgary's most desirable inner-city communities, this condo offers outstanding value and an unbeatable location. Book your private showing today and experience everything this Beltline gem has to offer.