



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

905, 1500 7 Street SW
Calgary, Alberta

MLS # A2335073



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	483 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:	\$ 426
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

WELCOME TO UNIT #905 IN THE DRAKE, PERFECTLY POSITIONED IN THE HEART OF CALGARY'S VIBRANT BELTLINE AND JUST STEPS FROM 17TH AVENUE. Situated on the 9th floor, this well-designed one bedroom, one bathroom condo combines an efficient open-concept layout with floor-to-ceiling windows, abundant natural light, and beautiful west-facing views. The bright living area flows seamlessly onto the private balcony, where the sunny western exposure provides an ideal setting to unwind and enjoy evening sunsets and city views. The modern kitchen is finished with quartz countertops, stainless steel appliances, sleek cabinetry, and generous counter space, while the dark wide-plank flooring adds a contemporary feel throughout the main living area. The spacious bedroom and full bathroom are complemented by the convenience of in-suite laundry, making this home both comfortable and functional. Additional highlights include a secured titled underground parking stall and a titled storage locker. Step outside and experience one of Calgary's most dynamic inner-city locations, with the restaurants, caf  s, shops, nightlife, fitness studios, and everyday amenities of 17th Avenue just moments from your door. Downtown Calgary, public transit, parks, and pathways are also within easy reach. Offering exceptional walkability, west-facing views, and an unbeatable Beltline location, this move-in-ready home presents an outstanding opportunity for first-time buyers, professionals, investors, or anyone looking to enjoy the convenience and energy of inner-city living.