



GRASSROOTS
REALTY GROUP

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603, 1500 7 Street SW
Calgary, Alberta

MLS # A2335894



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

In the heart of Calgary's hottest district - The 17th Ave. This stunning 2 Bedroom, 2 full Bathroom, SW facing corner unit provides the ultimate lifestyle in the modern Drake building. This sleek open concept condo features granite countertops, stainless steel appliances, large kitchen island, NEW LVP floors and a large open balcony with turf grass to take in the mountain and city views. The Primary bedroom is spacious with 2 closets and a 4-piece ensuite. In-suite laundry, and a titled storage locker on 2nd level adds to the convenience of daily living. Easily walk on 17th Ave to 4th Street and along the peaceful Elbow River; explore all of your favorite restaurants, cafe's and shopping boutiques while leave your car in the underground parking. It's a great fit either for first home owner, investors or a second home for Western Canada Senior High School family.