



**GRASSROOTS**  
REALTY GROUP

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443, 1435 7 Avenue NW  
Calgary, Alberta

MLS # A2215049



**\$237,900**

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: NA

Affordability with a great location and a fantastic view! Welcome to #443, 1435 7th ave NW. This top floor unit is the perfect 1 bedroom, 1 bathroom property with a million dollar view! Imagine a lifestyle of convenience and vibrancy in this well-managed complex. Ideally positioned with easy access to the trendy boutiques and eateries of Kensington & Hillhurst, this home is also a short walk to the Southern Alberta Institute of Technology (SAIT) and the Alberta College of Arts and Design (ACAD). This unit boasts a good sized balcony to enjoy the incredible view and doubles as a great place to unwind. In addition, the fridge, dishwasher and stove were replaced in 2024. Whether you're looking for your perfect home or a smart investment, this property offers the best of both worlds. Don't miss out &ndash; book your private showing today! Please provide 24 hours notice for Tenant.